

EARLY DESIGN GUIDANCE



Union Street Apartments
953 E Union Street, Seattle, WA

EARLY DESIGN GUIDANCE
APRIL 26, 2017
PROJECT #3026031

DEVELOPMENT OBJECTIVES

PROJECT DESCRIPTION

Located on the corner of E Union St between 10th Ave and Broadway Court. Because the site is within the Pike/Pine Urban Center Village and within the Pike/Pine conservation core, it is surrounded by older buildings that are primarily warehouse style from the Auto Row era. As a result, residential and commercial buildings have large window bays on the ground levels and the predominant feature of both typologies are scale and width along the street. The site is in the heart of the Pike and Pine neighborhood in Capitol Hill. The project will be comprised of a (7) story multi-family mixed use building.

Project qualifies for “Receiving Site” for TDP (Transfer Development Potential) square footage and an additional 10’ feet of allowed height.

The development objectives for this project are as follows (all values are approximate):

- Number of residential units: 59
- Story count: 7
- Height Limit: 65’ + 10’ TDP
- Number of parking stalls: NONE
- Retail sales and services: 3,010 - 3,330 SF
- Overall building area: 35,823 SF
- FAR: 6.4

PROJECT TEAM

- Applicant:

SEA LEVEL PROPERTIES
9675 SE 36th St. Suite 105
Mercer Island, WA. 98040
- Architect:

GROUPARCHITECT
1735 Westlake Ave. N.
Suite 200
Seattle, WA. 98109
- Landscape Architect:

LA Studios LLC
15200 52nd Avenue South
Suite 210
Seattle, WA 98188

PROJECT INFORMATION

- Zoning: NC3P-65

Lot Size: 5,614 SF

Overlay: Pike/Pine Urban Center Village
Pike/Pine Conservation Core
- Pedestrian Zone: Yes

Frequent Transit: Yes

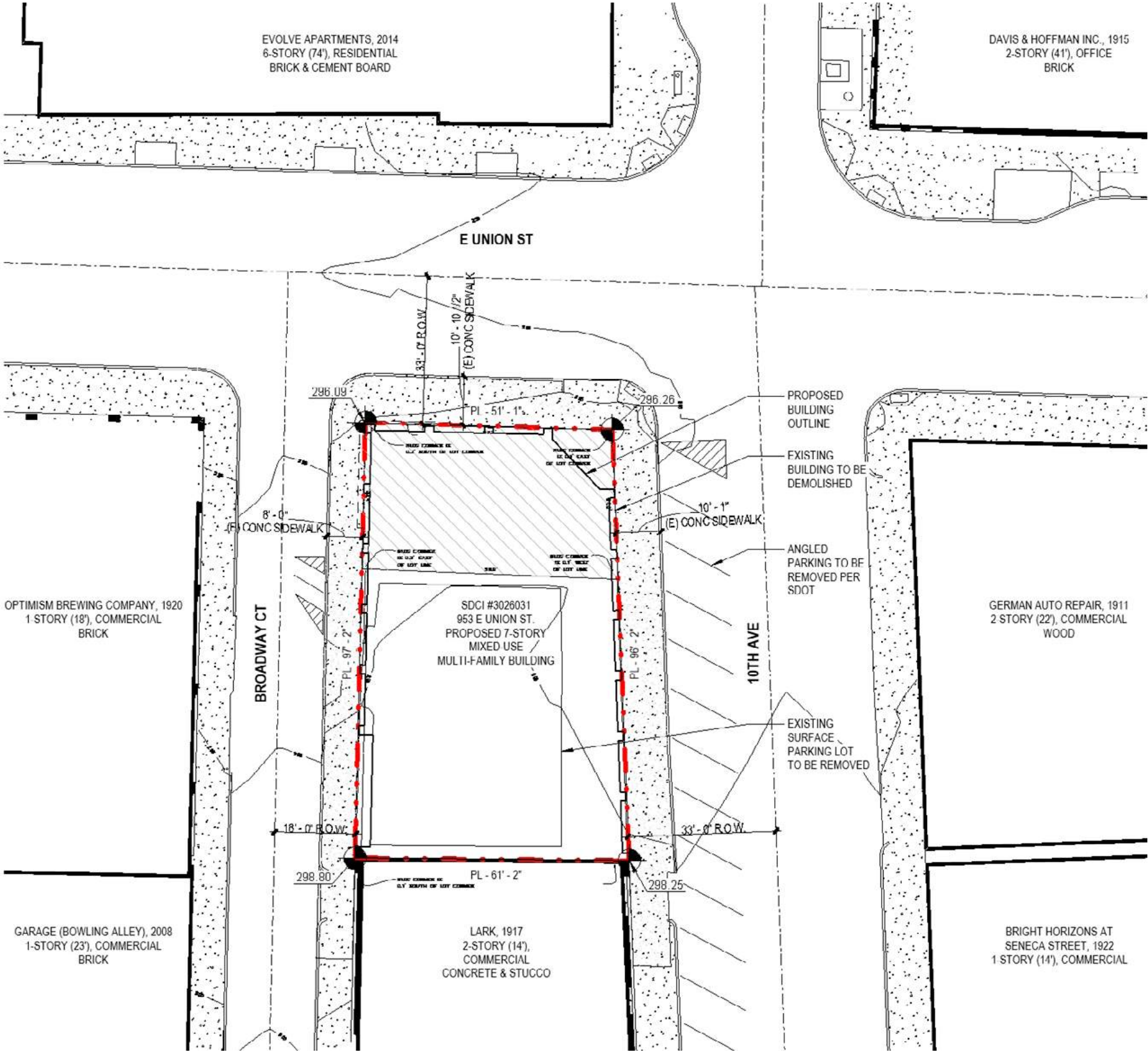
Mapped ECA: None

Codes: Seattle Land Use Code
(current edition)
- Character Structure: No (per DR 3-2012; absent
on List A)

Pedestrian Streets: 10th Avenue
East Union Street

LEGAL DESCRIPTION

WERETTS ADD N HALF LOT 14 BLK 2 LESS POR THOF CONDEMNED IN KING CO SCC NO 17972 FOR E UNION ST & LESS POR THOF CONDEMNED IN KING CO SCC NO 72809 PURSUANT TO ORD NO 22161 FOR 10TH AVE TGW E 7 FT OF VAC BROADWAY CT ADJ TGW S HALF OF S HALF OF SD LOT 14 LESS POR THOF CONDEMNED FOR 10TH AVE IN KING CO SCC NO 72809 UNDER ORD NO 22161 TGW POR OF VAC BROADWAY CT ADJ; TGW N HALF OF S HALF SD LOT 14 LESS POR THOF CONDEMNED FOR 10TH AVE IN KING CO SCC NO 72809 UNDER ORD NO 22161 TGW POR VAC BROADWAY CT ADJ



PIKE PINE (CAPITOL HILL) CONTEXT

The site is located within Pike Pine Urban Center Village. The Pike Pine neighborhood of Capitol Hill is located within walking distance to downtown. With lofts and warehouses, restaurants and retail surrounding the site, the neighborhood encompasses a vibrant mix of amenities. The site is in a predominantly mixed-use area with multi-family buildings. Located near downtown Seattle, the site is near primary attractions that encompass restaurants, theaters and commercial properties.

IMMEDIATE NEIGHBORHOOD CONTEXT

The predominate architecture of the neighborhood are 2-6 story mid rise apartment buildings, restaurants and retail, condominiums, multi-story office and institutional buildings. The project site is to the north of a 2 story restaurant/retail building. The neighborhood is a mix of turn of the century structures alongside 1950s and 60's commercial buildings. The materiality that characterizes the area consists of masonry, wood frame and reinforced concrete. The lot across the street of the project site consists of 6 story mix use building and a 2 story office building that are zoned NC3P-65. Adjacent sites to the West, East and South of the project site are predominantly zoned NC3P-65 with HR and MIO-105-M zones two and three blocks to the west and south respectively. The structures in the neighborhood have a long standing history with Seattle, with over 100 being more than 85 years old, more than 40 buildings built between 1923 and 1954 and more than 60 being built from 1946 to the early 2000's.

ADJACENT AND NEARBY STREETS

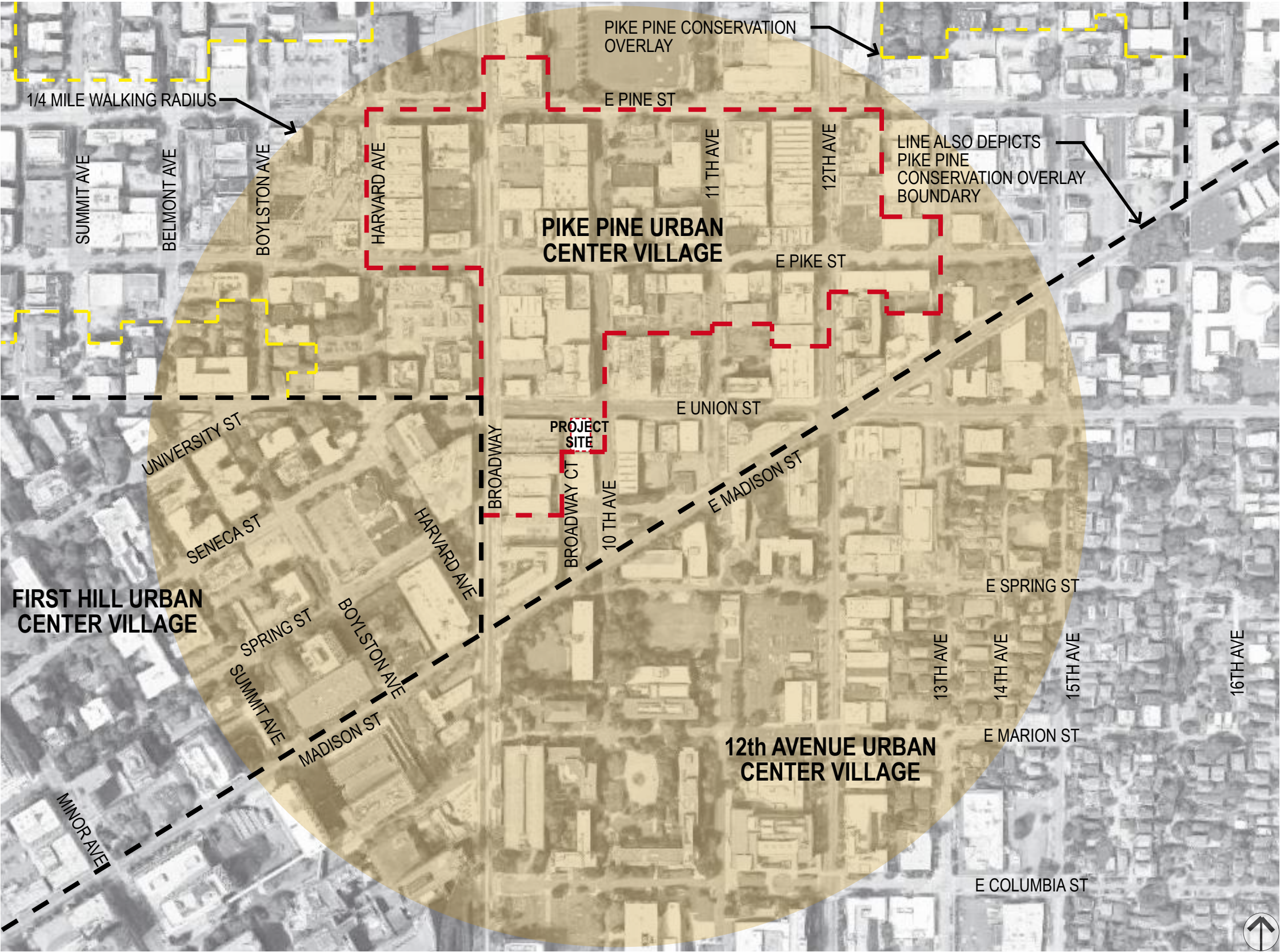
The site is on a parallelogram shaped block. The site maintains street frontage on E Union St, 10th Ave and Broadway Ct. With residential buildings to the north of the site commercial buildings are also in close proximity - with Optimism Brewing Company to the west, Evolve Apartments to the North, Lark restaurant to the south and Eclectic Theatre to the east. Due to the residential density and the proximity of the area to vibrant commercial amenities, pedestrian traffic is heavy.

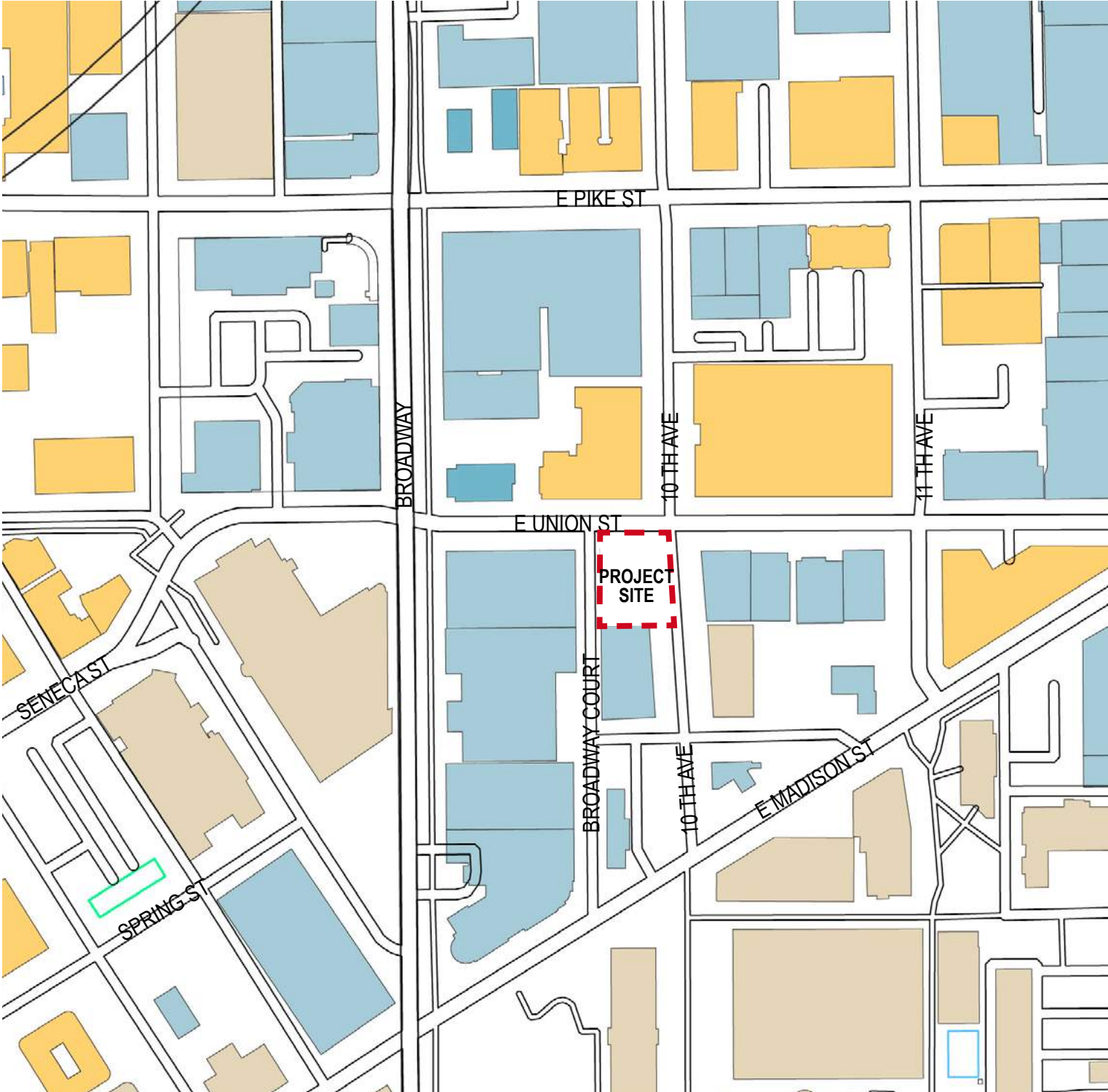
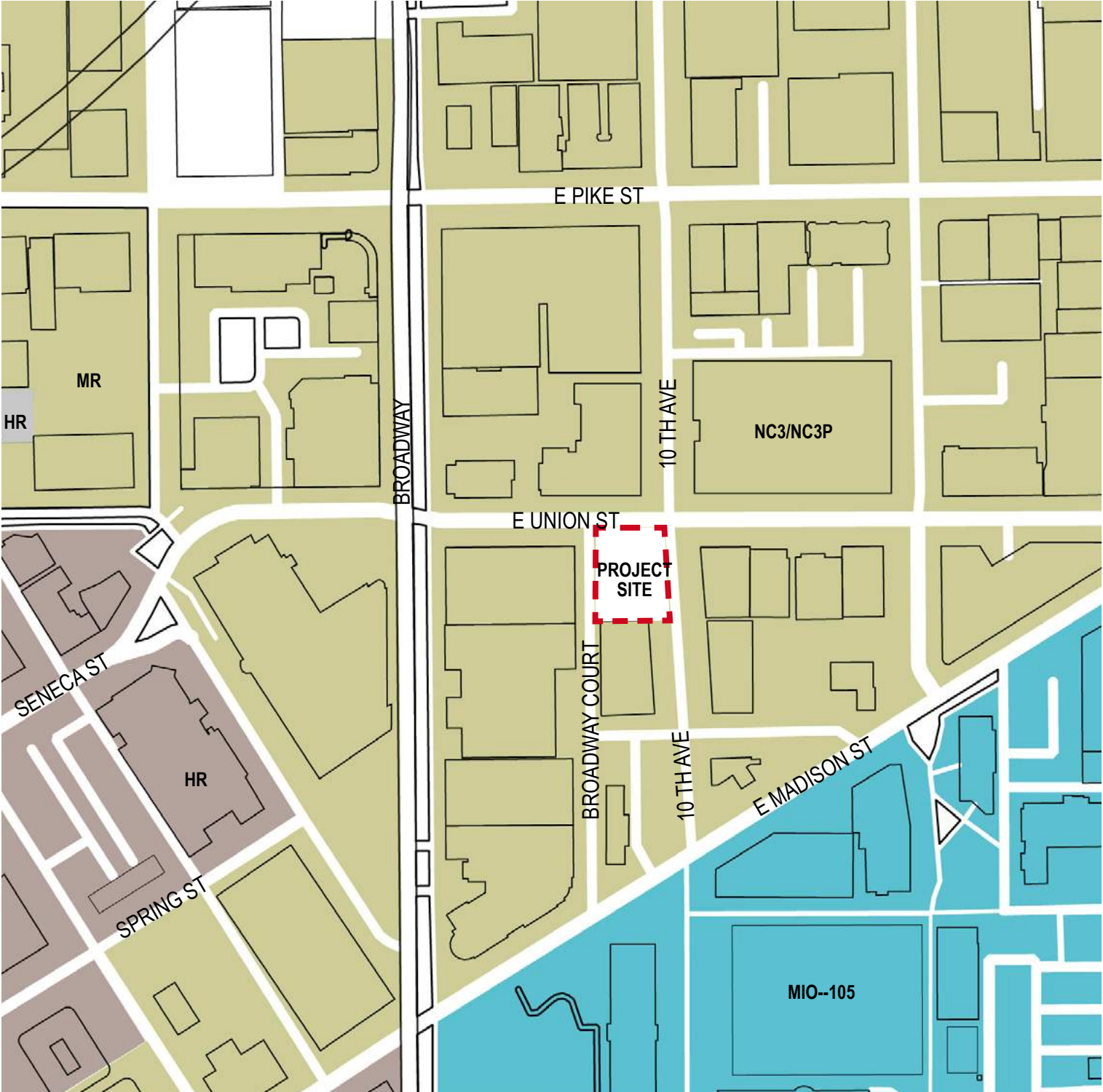
VIEWS AND AMENITIES

Anticipated views will most likely be urban street views of the immediately surrounding buildings.

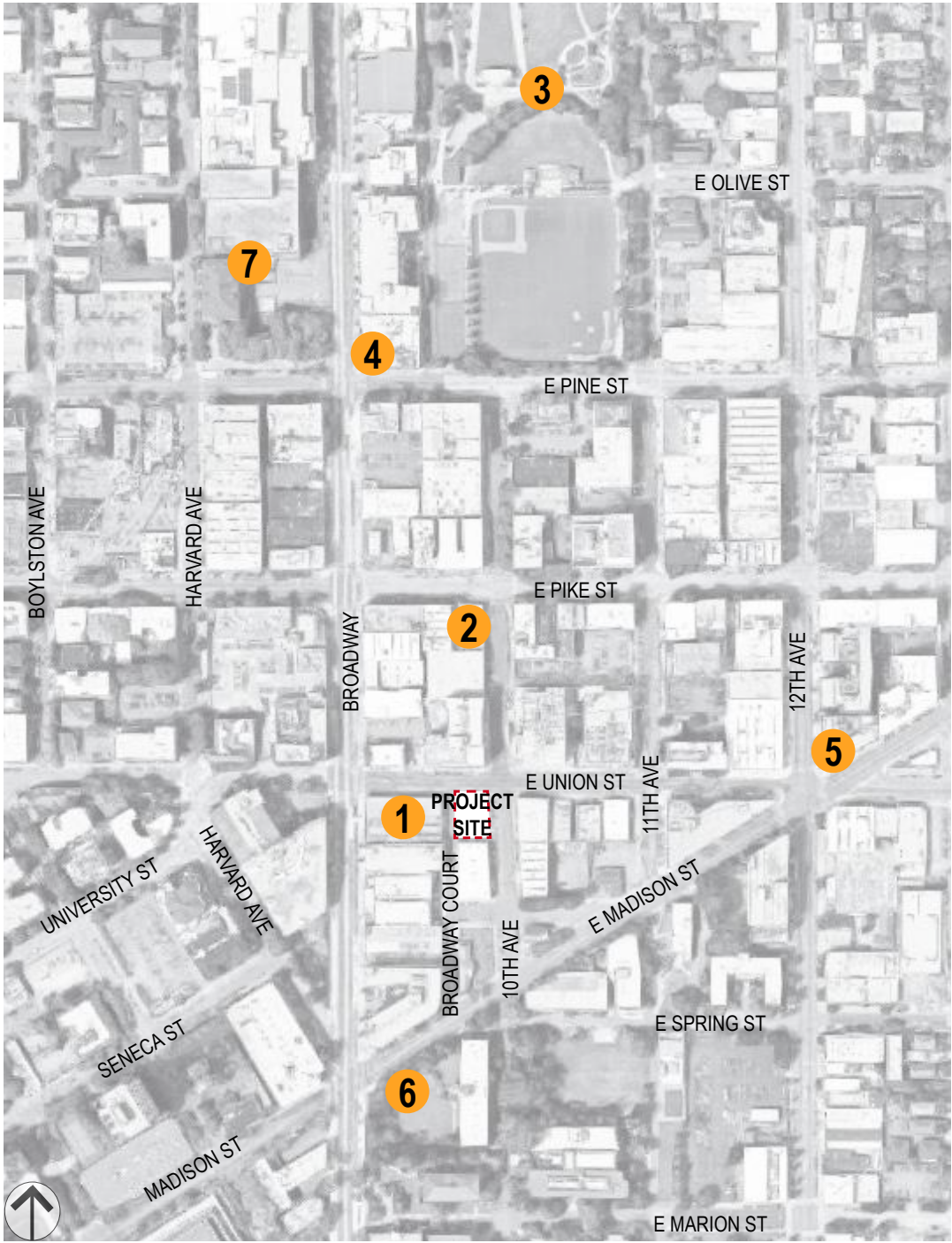
FUTURE PROJECTS

According to city records and site observations, there are a number of completed projects as well as planned and under construction future developments in the area. Because the Pike Pine neighborhood is experiencing a time of expansive growth especially along Broadway and to the sites located within several blocks to the west. These projects consist primarily of mixed-use housing.





CONTEXT ANALYSIS: COMMUNITY NODES & POINTS OF INTEREST



- POINTS OF INTEREST**
- 1.OPTIMISM BREWING COMPANY
 - 2.NEUMOS
 - 3.CAL ANDERSON PARK
 - 4.BLICK ART MATERIALS
 - 5.MIGHTY O DONUTS
 - 6.SEATTLE UNIVERSITY
 - 7.SEATTLE CENTRAL COLLEGE



OPTIMISM BREWING COMPANY



NEUMOS



CAL ANDERSON PARK



BLICK ART MATERIALS



MIGHTY O DONUTS

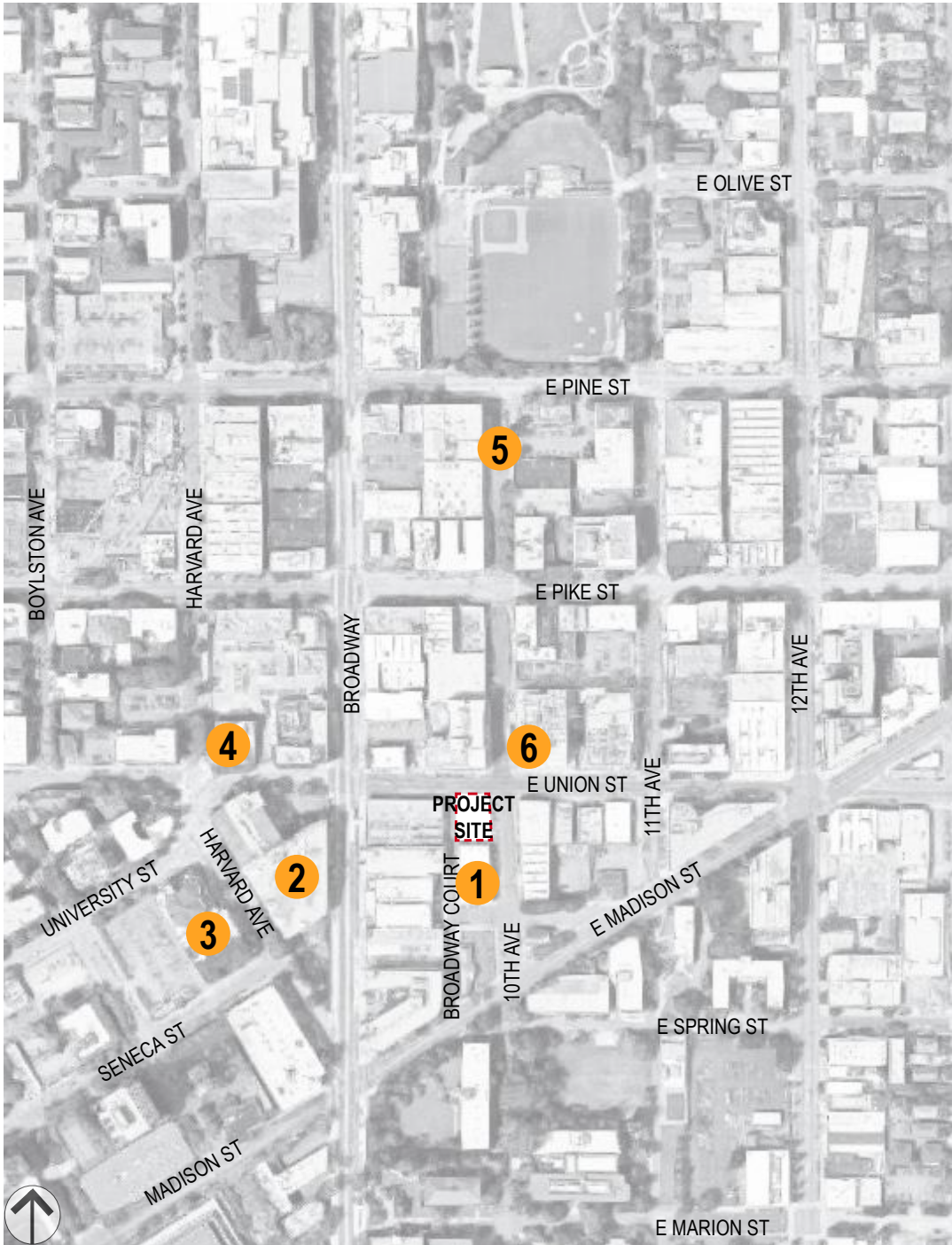


SEATTLE UNIVERSITY



SEATTLE CENTRAL COLLEGE

URBAN DESIGN ANALYSIS: EXISTING NOTABLE ARCHITECTURAL & SITING PATTERNS



- EXISTING PATTERN LOCATIONS**
- 1.LARK
 - 2.SEATTLE POLYCLINIC
 - 3.SEATTLE FIRST BAPTIST CHURCH
 - 4.SEATTLE FIRE STATION NO. 25
 - 5.ODDFELLOWS CAFE + BAR
 - 6.DAVIS HOFFMAN BUILDING / INFINITY APARTMENTS



LARK



SEATTLE POLYCLINIC



SEATTLE FIRST BAPTIST CHURCH



SEATTLE FIRE STATION 25



ODDFELLOWS CAFE + BAR

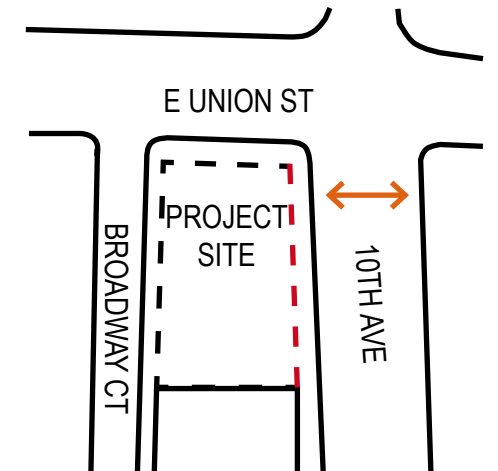


DAVIS HOFFMAN BUILDING / INFINITY APARTMENTS

DESIGN CUES

Consistent facades with regular massing or rhythm in fenestration locations with modulation or step-backs that promote a reduction in the appearance of bulk in upper level setbacks. Established street-level proportions in relationship to block. Height, bulk, scale and proportion of buildings compliments street level treatments and interaction with ground floor facade and storefront design.

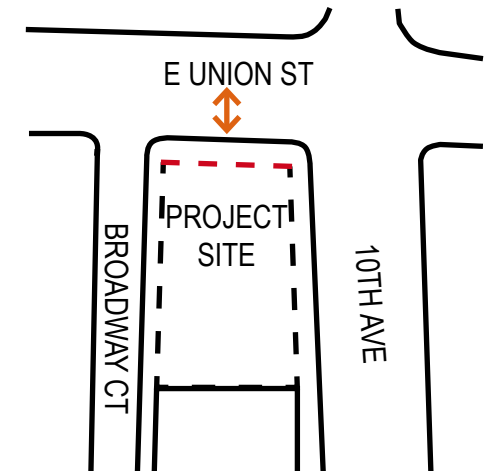




STREET ELEVATION B: 10th AVE LOOKING WEST



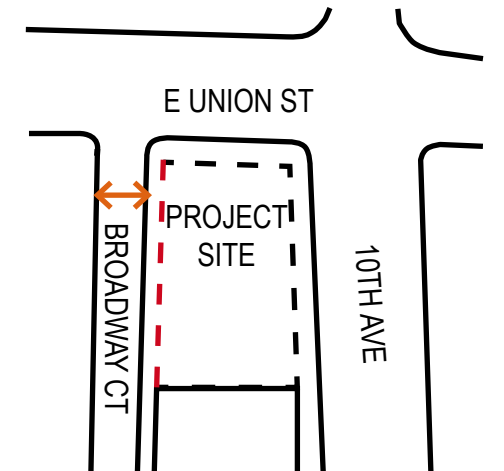
STREET ELEVATION A: 10th AVE LOOKING EAST



STREET ELEVATION C: E UNION ST LOOKING SOUTH



STREET ELEVATION D: E UNION ST LOOKING NORTH

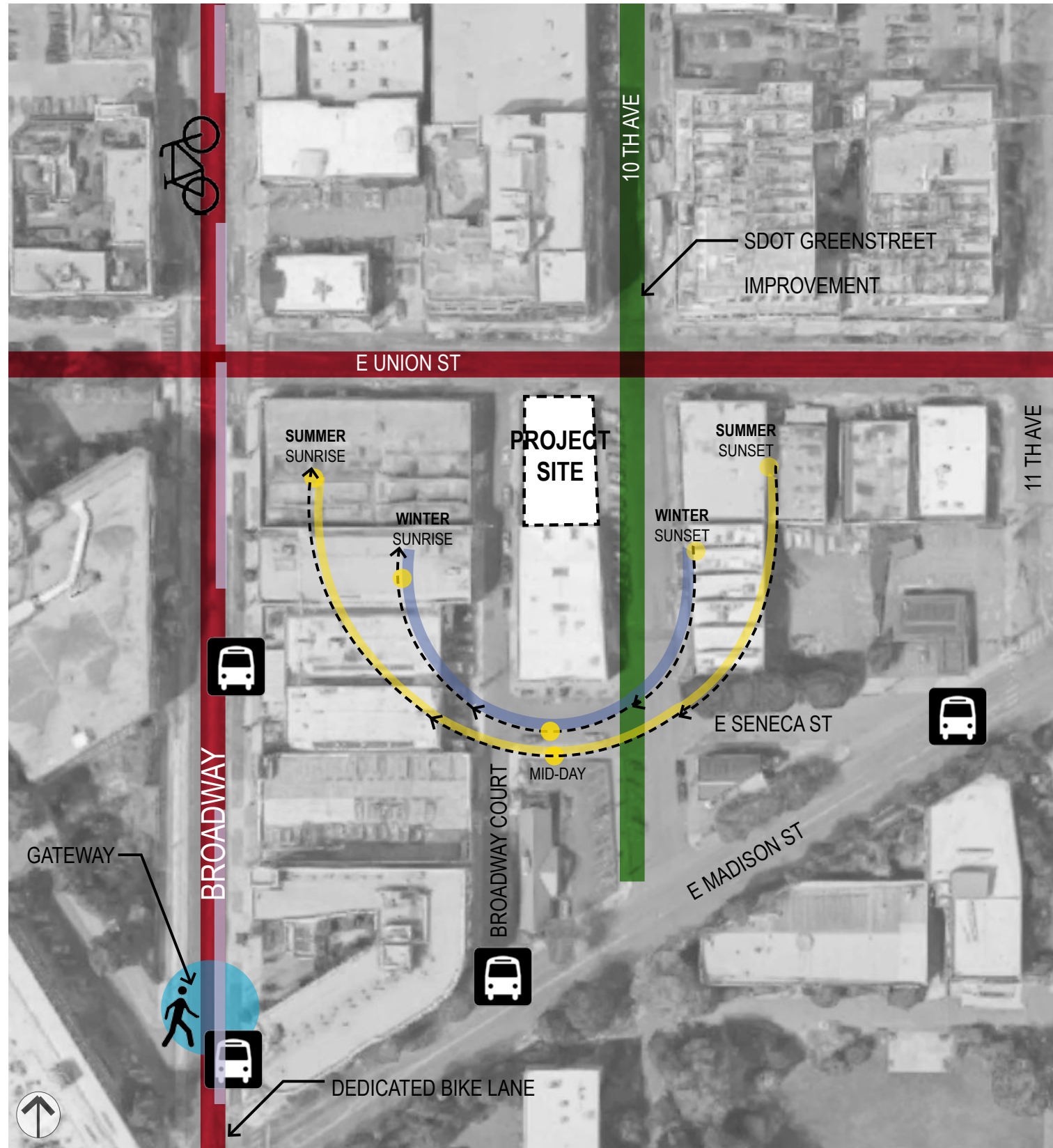


STREET ELEVATION E: BROADWAY COURT LOOKING EAST

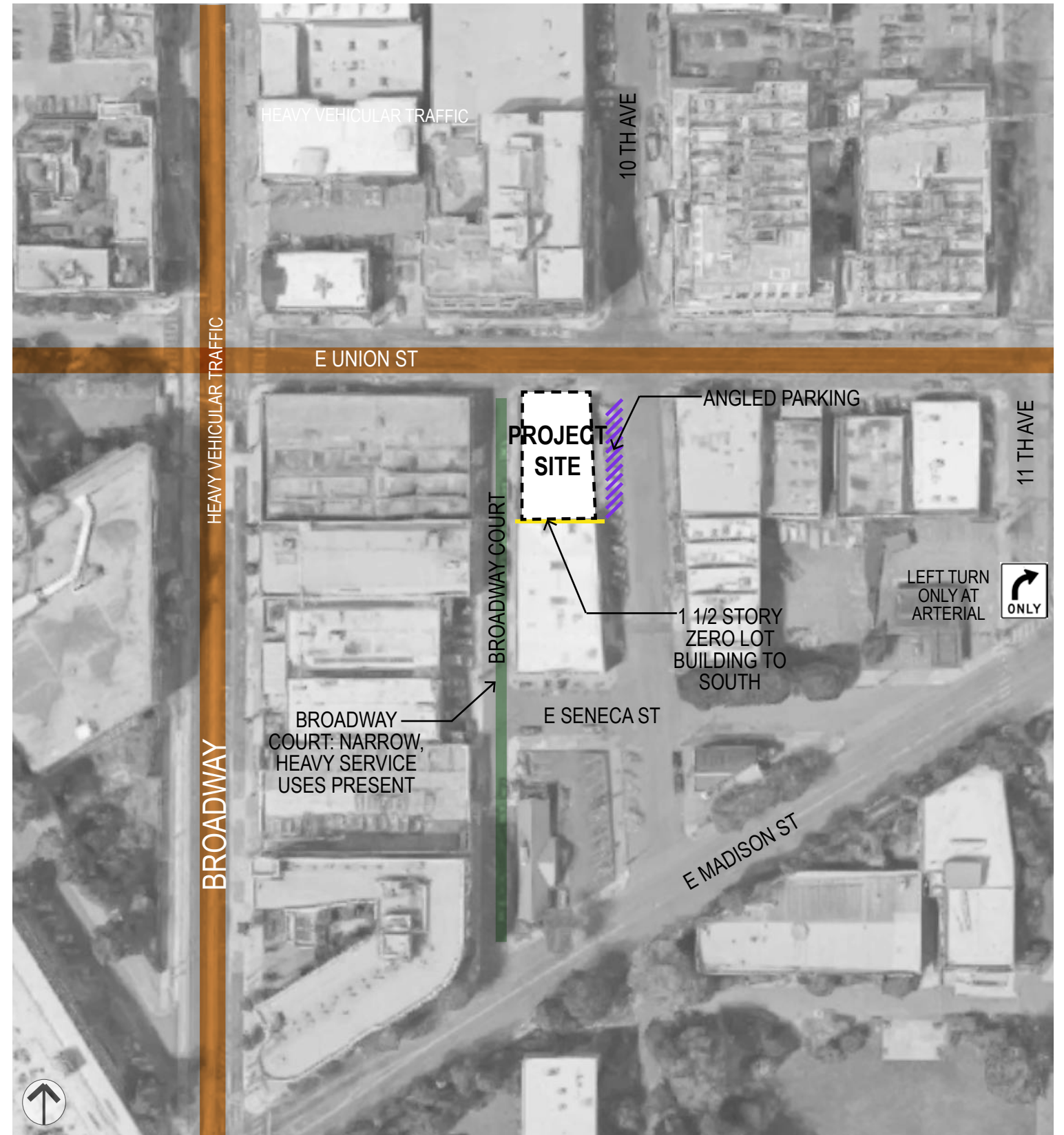


STREET ELEVATION F: BROADWAY COURT LOOKING EAST

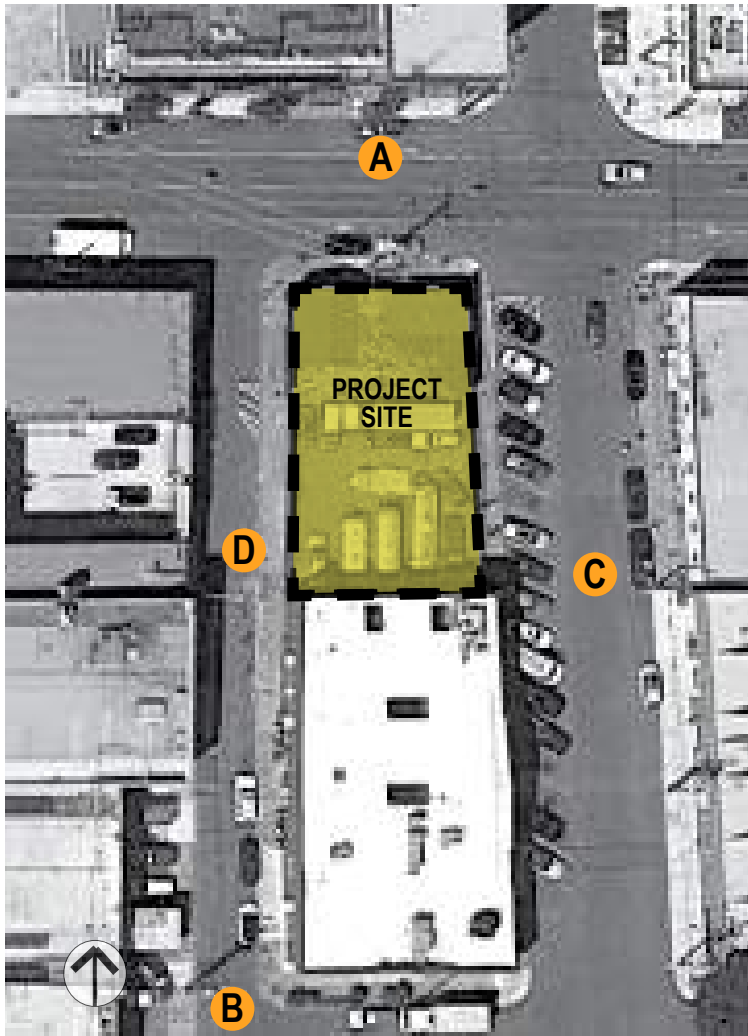
URBAN DESIGN ANALYSIS: OPPORTUNITIES & CONSTRAINTS



OPPORTUNITIES



CONSTRAINTS



- A OVERALL EXISTING BUILDING / UTILITY POLE**
The overall existing building is a 1 story dilapidated structure on the northern half of the lot and a parking lot on the southern half. In front of the building there is a SCL pole requiring minimum construction and structure clearances, affecting massing of the North tower.
- B SOUTH LOT LINE \ BUILDING CONSTRUCTION**
Along the Southwest property line, the adjacent property is a 1 1/2 story with a zero lot line creating a blank wall condition along the south property line. Along East Seneca Street, the Lark building creates a primary entry space. With its large window treatments, the facade interacts with the streetscape.
- C ANGLED PARKING ON 10TH AVENUE**
Angled parking occurs along 10th Avenue along the eastern side of the site.
- D**



ZONING ANALYSIS: SEATTLE COMMERCIAL & PIKE/PINE OVERLAY (23.47A & 23.73)

ZONING DATA

23.47A.005 Street Level Uses: Residential uses limited to 20% at all street facades in pedestrian zones. However, Broadway Court is not included as a designated non-pedestrian street in the Pike/Pine Conservation Overlay.

- 23.47A.008 Street Level Standards at Street-Facing Street Level Facades:
- Blank facades may not exceed 20' in length
 - Blank facades may not exceed 40% of facade width
 - Facades shall be located within 10' of lot line
 - At non-residential uses, transparency to be minimum 60%
 - Commercial uses to provide 30' minimum depth and 13' minimum floor to floor height
 - Provide continuous overhead protection for 60% of frontage along 10th Ave and E. Union Street

23.47A.012 Height Limits: 65 feet base height

23.73.014.C Height Exception: 10 foot added height for receiving TDPs (Transfer Development Potential)

23.47A.013 FAR: Single use maximum FAR = 4.25
Combined use maximum FAR = 4.75

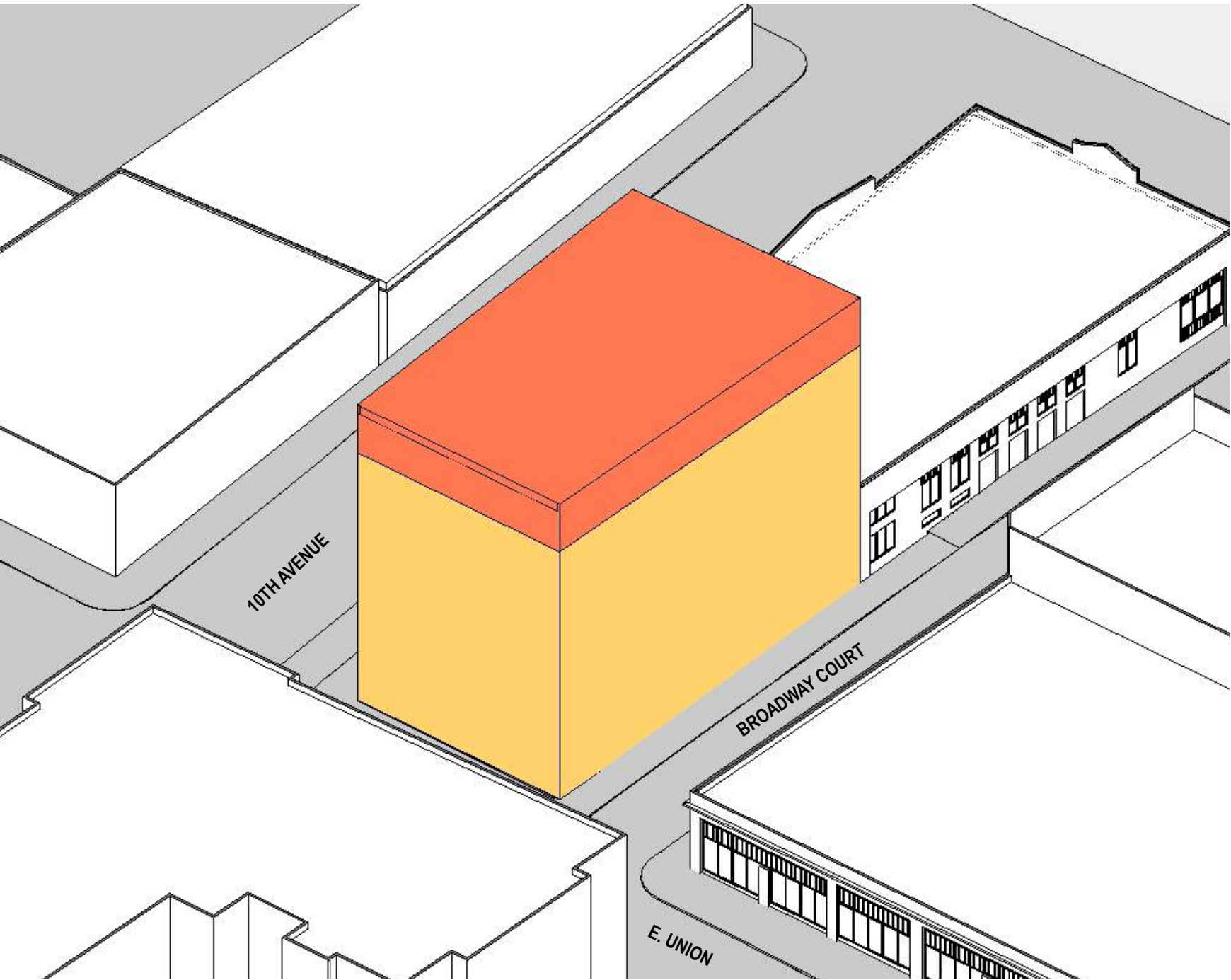
23.73.024.B FAR: Project qualifies for a "Receiving Site" for TDP (Transfer Development Potential) residential square footage.

23.73.009 FAR: Non-residential uses limited to 2.0 FAR. Non-residential uses dedicated as general sales/service durable retail sales & eating/drinking establishments are exempt from FAR.

23.47A.016 Landscaping: Green Factor minimum= 0.3

23.47A.024 Amenity Space: Provide amenity space equal to 5% of residential use gross floor area, not to be enclosed

- 23.54.015 Parking:
- No minimal requirement for non-residential parking in urban villages with frequent transit
 - No minimal requirement for residential parking in urban villages with frequent transit
 - Bicycle parking required at a ratio of 1:4 for dwelling units and 1:0.75 for SEDUs



ZONING ENVELOPE

LEGEND

- NC3P-65 BASE HEIGHT (65')
- TDP ADDITIONAL HEIGHT ALLOWED (10' ADD)

DEPARTURE REQUESTS

DEPARTURE NUMBER	LAND USE CODE SECTION	ITEM	CODE REQUIREMENT	DEPARTURE REQUESTED	OPTIONS	DESIGN RATIONALE
1	SMC 23.47A.005	Residential uses limited to 20% of street-level facade	10th Avenue facade length = 96 feet Allowed residential use at 20% = 19'-3"	Project proposes residential use of 28.8% (27'-9") along 10th Avenue	C	Project proposes a strong modulated base with a regular bay spacing consistent with the Pike/Pine historical context. The residential lobby proposed occupies two bays, exceeding 20% of frontage. To divide a bay, or create a non-standard bay division, to meet the 20% maximum frontage would adversely affect the success of the effort to establish the rhythmic base and the associated modulation of the related tower above.

CONTEXT AND SITE

CS1: *Natural Systems and Site Features* - Use natural systems and features of the site and its surroundings as a starting point for project design by incorporating strategies for site orientation, ventilation, daylighting, existing land formations and vegetation, and natural drainage systems.

CS2.A1: *Location, Sense of Place* - Emphasize attributes that give Seattle, the neighborhood and the site its distinctive sense of place. Enhance areas where a strong identity already exists and create a sense of place where the physical context is less established.

CS2.A2: *Location, Architectural Presence* - Evaluate the degree of visibility or architectural presence that is appropriate given the context, and design accordingly. Buildings that contribute to a strong street edge are particularly important to the creation of a quality public realm that invites social interaction and economic activity. Encourage all building facades to incorporate design detail, articulation and quality materials.

CS2.B1: *Adjacencies, Site Characteristics* - Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots.

CS2.B2: *Adjacencies, Connection to the street* - Identify opportunities for the project to make a strong connection to the street.

CS2.B3: *Adjacencies, Character of Open Space* - Contribute to the character and proportion of surrounding open spaces.

CS2.C1: *Relationship to Block, Corner Sites* - Corner sites can serve as focal points, requiring careful detailing due to their high visibility. Consider using a corner to provide extra space for pedestrians and a generous entry, or build out to the corner to provide a strong urban edge to the block.

CS2.D1: *Height Bulk and Scale, Development and Zoning* - Review the height, bulk, and scale of neighboring buildings and those anticipated by zoning to determine an appropriate complement and/or transition.

CS2.D2: *Height Bulk and Scale, Site Features* - Use changes in topography, site shape, and vegetation to successfully respond to adjacent properties.

CS2.D5: *Height Bulk and Scale, Adjacent Sites* - Respect adjacent properties with design and site planning to minimize disrupting the privacy and outdoor activities of residents in adjacent buildings.

CS3.A1: *Fitting Old and New Together* - Create compatibility between new projects and existing architectural context through building articulation, scale and proportion, roof forms, detailing, fenestration, and use of complementary materials.

CS3.A3: *Established Neighborhoods* - Site and design new structures to compliment or be compatible with the architectural style and siting patterns of neighborhood buildings.

CS3.B1: *Placemaking* - Look for historical and cultural significance, using neighborhood groups and archives as resources.

Union Street Apartments

953 E Union St, Seattle WA 98122

PUBLIC LIFE

PL1.A: *Network of Open Spaces* - Design the building and open spaces to positively contribute to a broader network of opens spaces throughout the neighborhood and seek opportunities to foster human interaction.

PL2.A: *Accessibility* - Provide access for people of all abilities in a manner that is fully integrated into the project design. Add features to assist pedestrians in navigating sloped sites or other challenges.

PL2.B1: *Safety and Security, Eyes on the Street* - Create a safe environment by providing lines of site and encouraging natural surveillance through strategic placement of doors, windows, balconies and street-level uses.

PL2.B2: *Safety and Security, Lighting for Safety* - Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

PL2.B3: *Safety and Security, Transparency* - Ensure transparency of street-level uses, where appropriate, by keeping views open into spaces behind walls or plantings at corners, or along narrow passageways.

PL2.C: *Weather Protection* - Overhead weather protection should be located at or near uses that generate pedestrian activity. Create an artful and people-friendly space beneath building canopies by using human-scale architectural elements and a pattern of forms and/or textures at intervals along the facade.

PL3.A1: *Entries, Design Objectives* - Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Differentiate residential and commercial entries with design features and amenities specific to each.

PL3.A2: *Entries, Ensemble of Elements* - Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

PL3.C1: *Retail Edges, Porous Edge* - Engage passersby with opportunities to interact with the building interior using glazing and transparency. Make a physical and visual connection between people on the sidewalk and retail activities in the building.

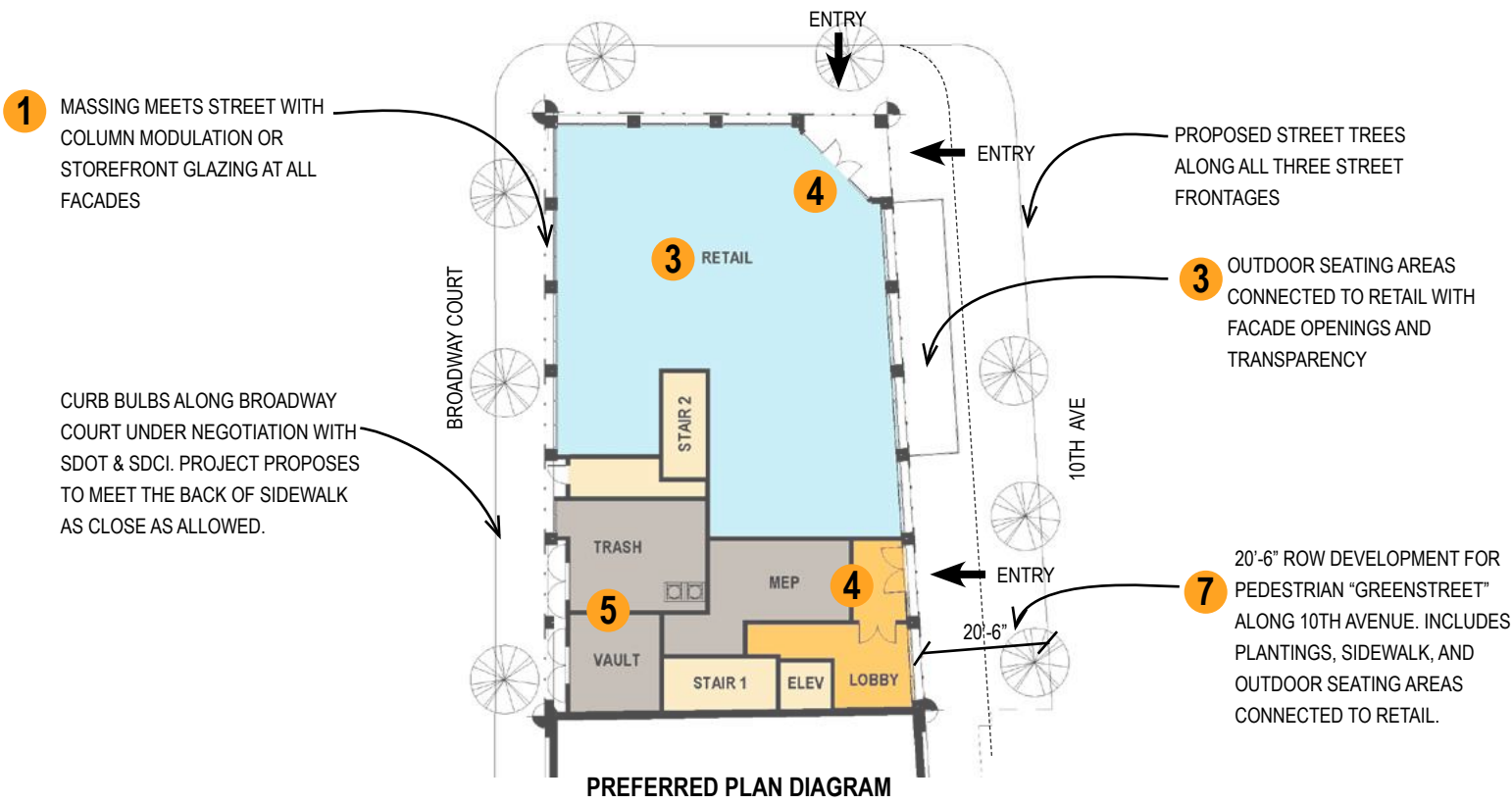
PL3.C2: *Retail Edges, Visibility* - Maximize visibility into the building interior. Consider fully operational glazed wall-sized doors that can be opened to the street.

PL3.C3: *Retail Edges, Ancillary Activities* - Allow spaces for activities to extend into the public areas.

PL4A: *Entry Locations and Relationships* - Provide safe and convenient access points for all modes of travel. Site primary entry in a location that logically relates to building uses and clearly connects all major points of access.

PL4B: *Planning ahead for bicyclists* - Consider existing and future bicycle traffic to and through the site so that access and connections are integrated into the project along with modes of travel.

DESIGN GUIDELINES: RESPONSE



PRIORITY GUIDELINES AND PROJECT RESPONSE

- 1 CS2.A2: *Location, Architectural Presence* - Project establishes a strong street edge in context with neighborhood precedence.
- 2 CS3.A1: *Fitting Old and New Together* - Project’s massing articulation emulates historical proportions and rhythm while incorporating contemporary details.
- 3 PL3.C2: *Retail Edges, Visibility* - Project proposes active retail use along designated pedestrian street facades and outdoor seating opportunities.
- 4 DC1.A4: *Arrangement of Interior Uses* - Primary retail entry is placed at the Northeast corner of the site at the intersection of E. Union and 10th Avenue, consistent with neighborhood plans which establish 10th Avenue as part of the North-South connection framework. The preferred residential lobby location at the Southeast corner maintains a significant presence along the 10th Avenue “green street”.
- 5 DC1.B: *Vehicular Access and Circulation* - Utility uses are placed at the Southwest corner of the site along Broadway Court. Broadway Court currently serves existing neighbors for utility, trash, and parking purposes and is the only street frontage of the project not designated as a “pedestrian” street.
- 6 DC2.D: *Scale and Texture* - Project proposes to include pedestrian scaled building elements at the street level in the form of awnings, glazing divisions, lighting, signage, and appropriate dimensions between structural elements.
- 7 DC3.C: *Open Space Concept, Design* - Project proposes to develop the designated “greenstreet” of 10th Avenue into a 20’-6” wide pedestrian area comprising of sidewalks, planting areas, and outdoor seating. Particular attention of the relationship of the adjacent interior retail use and this developed area is appropriate.
- 8 CS2.III.ia: *Corner Sites* - Project proposes a consistent facade which “wraps” each corner rather than emphasizing the corner as a unique element, consistent with the historical context and the Pike/Pine Design Guidelines.
- 9 DC2.I: *Architectural Concept* - Project proposes a clear concept for massing which will be incorporated on all facades with equity.
- 10 DC4.I.vi: *Exterior Building Materials / Specific Design Approach* - Project proposes a “modulated” facade per the Pike/Pine Design Guidelines. Elements include a strong (2) story masonry base with large glazed openings, an ordered middle tower with stacked inset decks, and an articulated cornice line at the roof.

DESIGN CONCEPT

DC1.A4: *Arrangement of interior uses, Views and Connections* - Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses, particularly activities along sidewalks, parks or other public spaces.

DC1.B: *Vehicular Access and Circulation* - Choose locations for vehicular access, service uses and delivery areas that minimize conflict between vehicles and non-motorists.

DC2.A: *Massing* - Arrange the mass of the building taking into consideration the site characteristics. Use secondary architectural elements to reduce perceived mass. Consider recesses or indentations in the envelope; adding balconies, bay windows, porches, canopies, and/or highlighting entries.

DC2.B: *Architectural and Facade Composition* - Design all facades considering the composition and architectural expression of the building as a whole. Avoid large blank walls along visible portions of facades.

DC2.C: *Secondary Architectural Features* - Add depth to facades where appropriate by incorporating secondary elements into the facade design. Use design elements to achieve a successful fit between a building and its neighbors.

DC2.D: *Scale and Texture* - Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, walls, exterior spaces in a manner consistent with the architectural concepts.

DC3.A1: *Building-Open Space Relationship* - Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

DC3.C: *Design* - Reinforce existing open space patterns and character. Create attractive outdoor spaces well-suited to the uses envisioned for the project. Use a combination of hardscape and plantings to shape these spaces and to screen less attractive areas as needed.

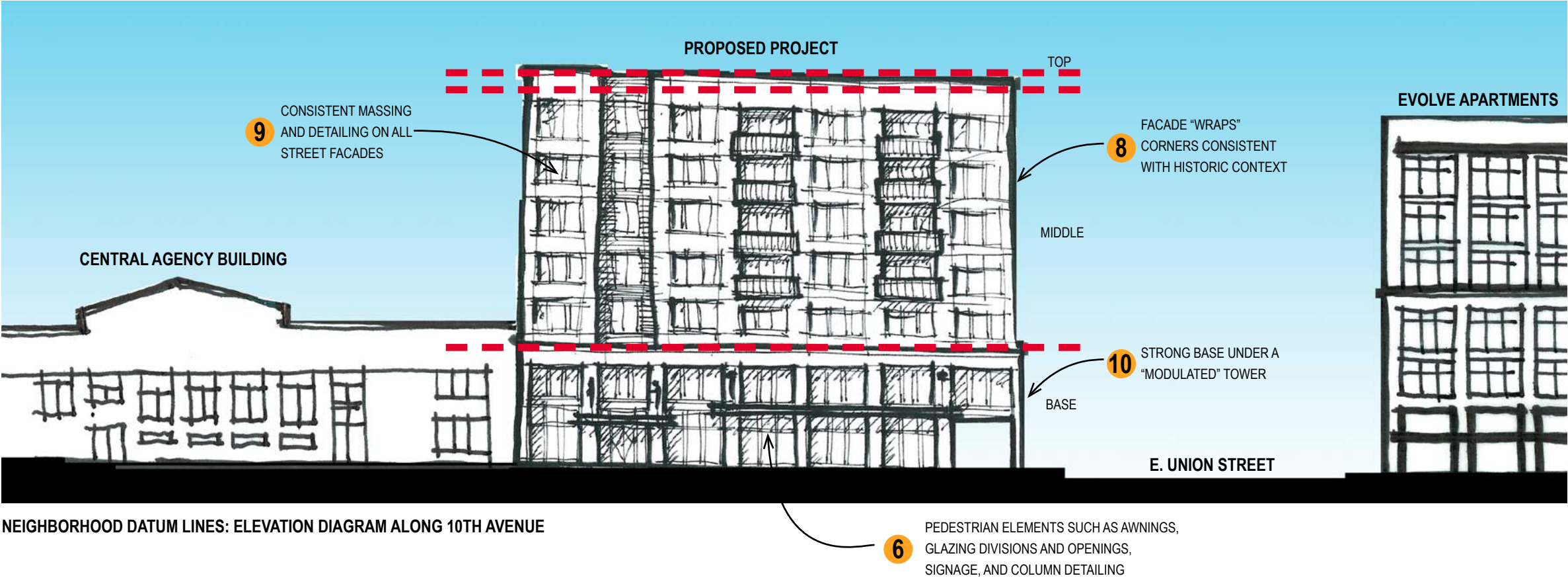
DC4.A1: *Building Materials, Exterior Finish Materials* - Building exteriors should be conducted of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

DC4.B: *Signage* - Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs.

DC4.C: *Lighting* - Use lighting to both increase site safety in all locations used by pedestrians and to highlight architectural and landscape details while avoiding off-site night glare and light pollution.

DC4.D: *Trees, Landscape and Hardscape Materials* - Reinforce the architectural and open space design concepts through the selection of landscape materials. Use of hardscape areas as an opportunity to enliven public areas with the use of distinctive materials.

DESIGN GUIDELINES: RESPONSE



PIKE / PINE DESIGN GUIDELINES

CONTEXT AND PRIORITY ISSUES:

1. Site Planning: Perpetuate the active street life of the neighborhood, day and night.
2. Height, Bulk, and Scale: Preserve the fragile balance of high-density use with small scale pedestrian oriented street life.
3. Architectural Elements and Materials: Enhance the existing character and legacy of the loft building typology with exterior material choices, full height storefront windows, facade detailing, and emphasis on main building entries.

CS2.II.ii: *Urban Pattern and Form / Connection to the Street* - Maintain strong 2 to 4 story street wall along lot lines established by adjacent development. Design all street fronts for activation, visual interest, and variety.

CS2.III.ia: *Corner Sites* - Address corners by taking cues from historical buildings where corner features "bend" the more standard elements of the building frame around the corner.

CS3.I: *Existing Architectural Context* - New buildings should respond to the architectural tradition of nearby buildings.

PL3.I: *Residential Entries* - Design primary entries to provide visually prominent pedestrian access and weather protection. Featured use of heavy or contrasting trim, distinctive materials and link to streetscape encouraged.

PL3.IV: *Retail Edges* - Design inviting, transparent retail edges, maintain the high floor to ceiling heights at ground floor, and provide weather protection.

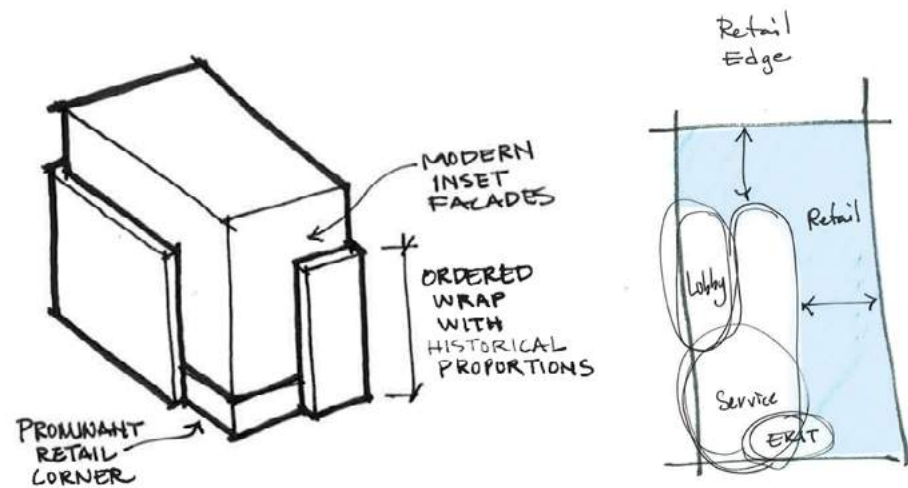
DC2.I: *Architectural Concept* - Reference predominant design approaches

to reinforce the existing architectural context. Concepts should emphasize simple facade character with high quality materials, modulation, and details.

DC4.I.vi: *Exterior Finish Materials / Specific Design Approach* - Consider materials and treatments that are consistent with a specific design approach (See DC2.I & Appendix A-1).

DC4.II: *Signs* - Design areas on the building facade for individual signs no more than 20' above grade and integrated with the concept and details.

Appendix A-1: *New Building Design / "Modulated Facades"* - Facades are modulated by indented bays and extensions related to residential unit functions. May incorporate a strong grid pattern.



OPTION A: “RETAIL EDGE” (CODE COMPLIANT)

- CONCEPT FROM URBAN ANALYSIS
- Create a “Retail Edge” along the principal pedestrian streets of E Union and 10th Avenue
 - “Wrap” a modern detailed inset massing with an ordered facade with ordered and historical proportions.

- PROS
- Residential entry and staircore orientation supports retail edge along E Union and 10th Avenue
 - Circulation cores have minimal impact on street scape
 - Stair core orientation supports contiguous retail

- CONS
- Residential entry sequence occupies least activated neighborhood street

POTENTIAL DEPARTURES
None Requested



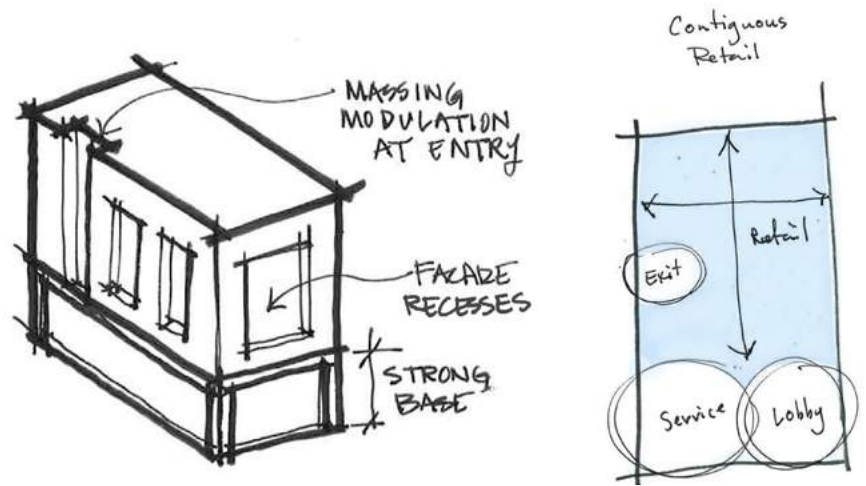
OPTION B: “SEPARATED RETAIL”

- CONCEPT FROM URBAN ANALYSIS
- Create multiple retail spaces with through block views
 - Maintain a strong base with ordered divisions with “loft” style window divisions at tower.

- PROS:
- Residential entry and stair core orientation supports separate and distinct retail opportunities
 - Retail space activates connection between Broadway Court and 10th Ave
 - Prominent residential entry

- CONS:
- Limits retail size flexibility

POTENTIAL DEPARTURES
None Requested



OPTION C: “CONTIGUOUS RETAIL” (PREFERRED)

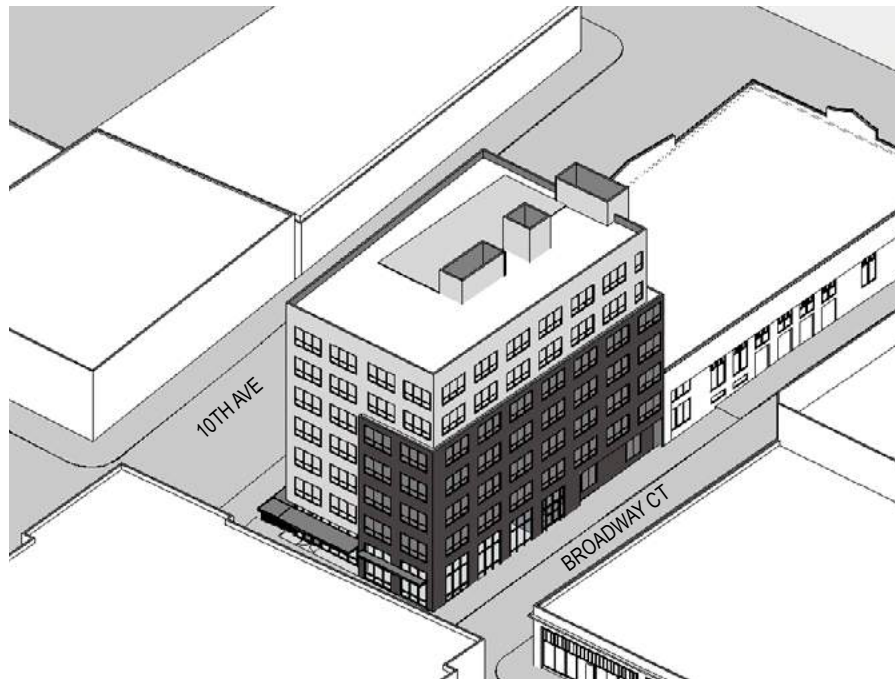
- CONCEPT FROM URBAN ANALYSIS
- Provide a flexible retail space with frontage opportunities to all three streetscapes
 - Maintain a strong base with ordered divisions with a strong vertical modulation to reduce massing.

- PROS:
- Retail corner entry engages intersection and “greenstreet” development
 - Residential entry and stair core orientation supports contiguous retail along all streets
 - Circulation cores have minimal impact on street scape

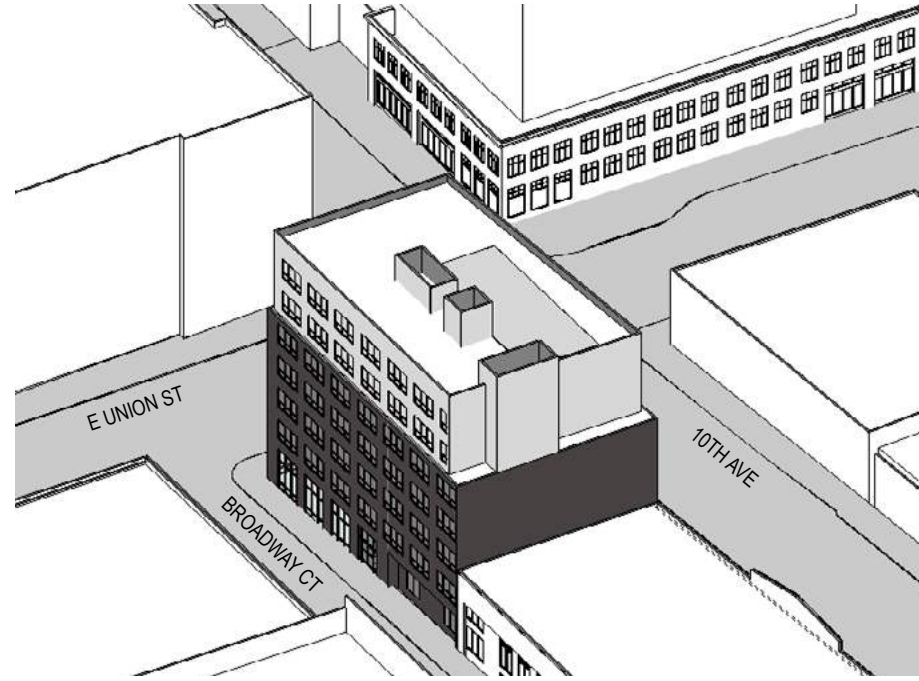
- CONS:
- Residential entry sequence is secondary to retail occupying southeast corner

POTENTIAL DEPARTURES
- Residential use along 10th Avenue occupies 28.8% of street facade (20% max. allowed per code)





VIEW FROM NORTHWEST



VIEW FROM SOUTHWEST

ARCHITECTURAL CONCEPTS: OPTION A

“RETAIL EDGE” (CODE COMPLIANT)

CONCEPT FROM URBAN ANALYSIS

- Create a “Retail Edge” along the principal pedestrian streets of E Union and 10th Avenue
- “Wrap” a modern detailed inset massing with an ordered facade with historical proportions.

PROS

- Residential entry and staircore orientation supports retail edge along E Union and 10th Avenue
- Circulation cores have minimal impact on street scape
- Stair core orientation supports contiguous retail

CONS

- Residential entry sequence occupies least activated neighborhood street

DEVELOPMENT OBJECTIVES

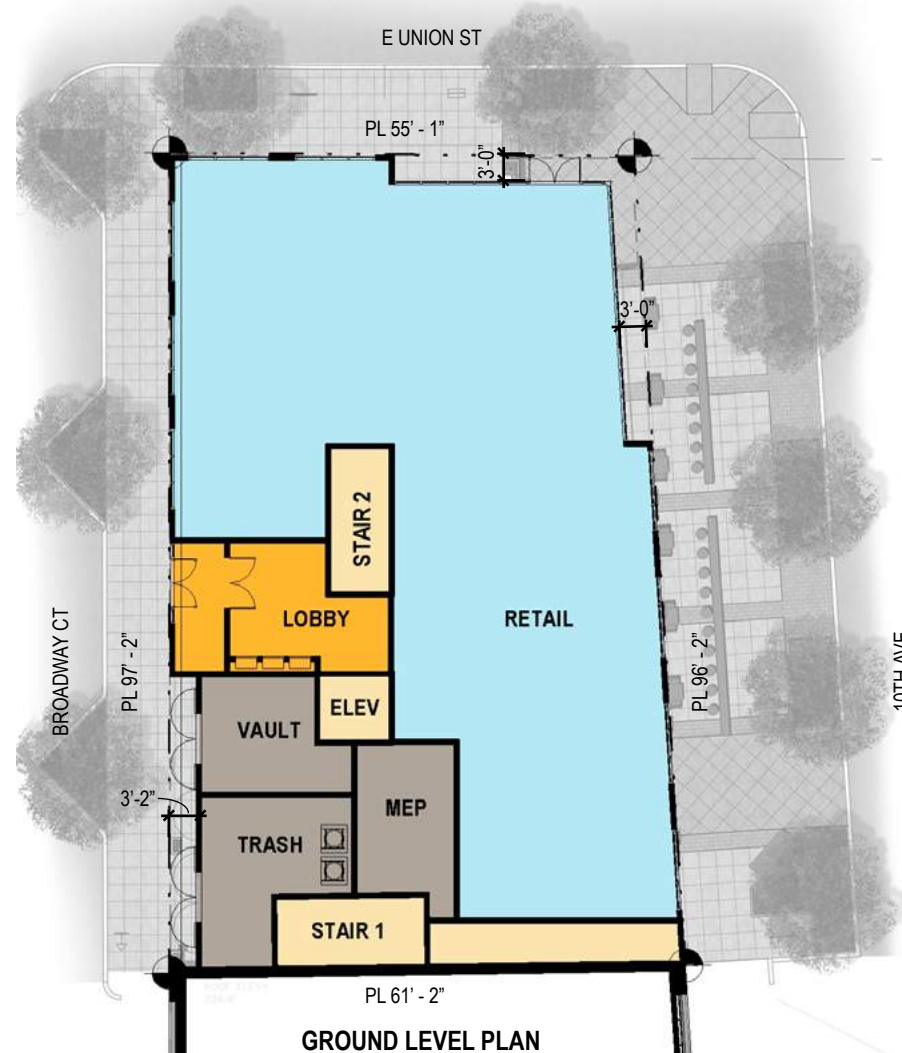
Number of residential units:	59 Units
Retail sales and services:	3,590 sf
Number of parking stalls:	0

POTENTIAL DEPARTURES

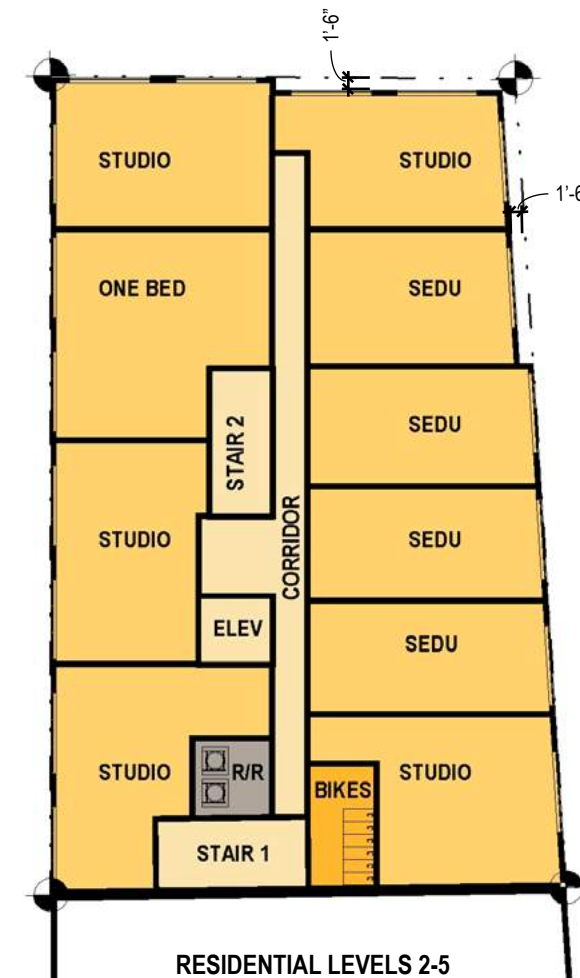
None Requested

LEGEND

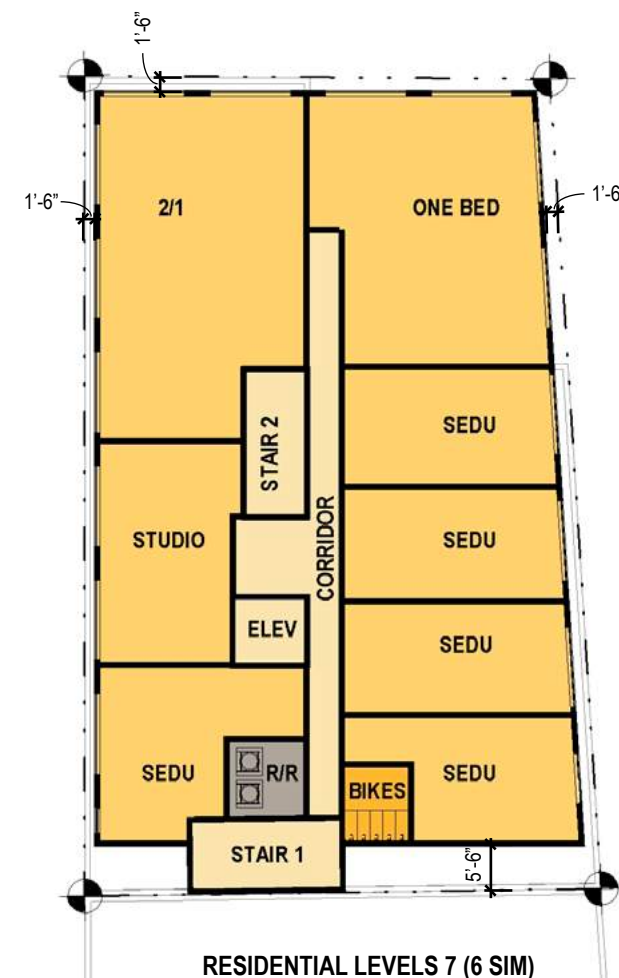
AMENITY	RESIDENTIAL	CIRCULATION	RETAIL	UTILITY
---------	-------------	-------------	--------	---------



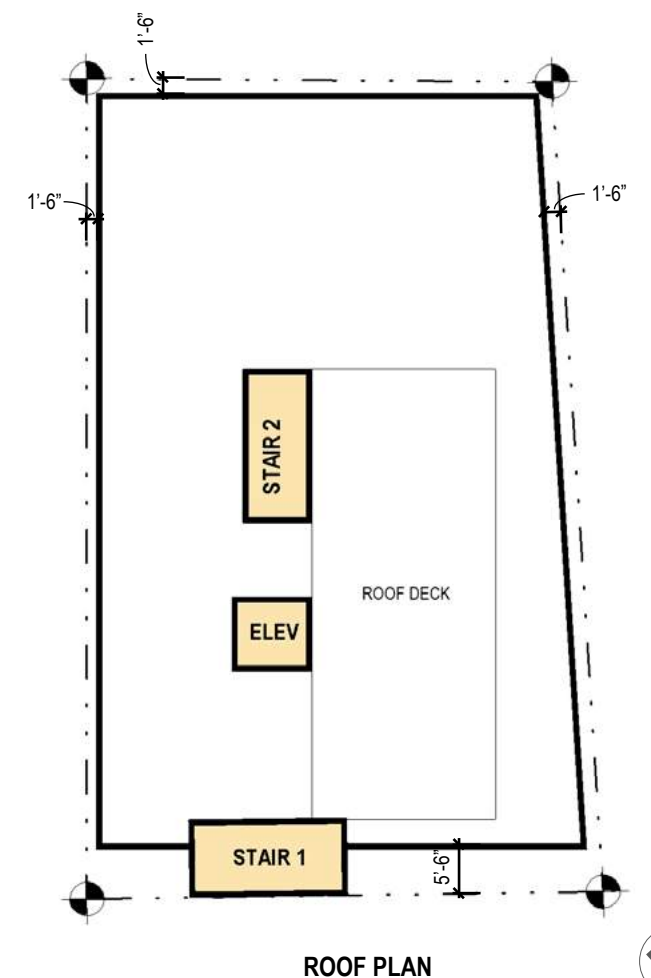
GROUND LEVEL PLAN



RESIDENTIAL LEVELS 2-5



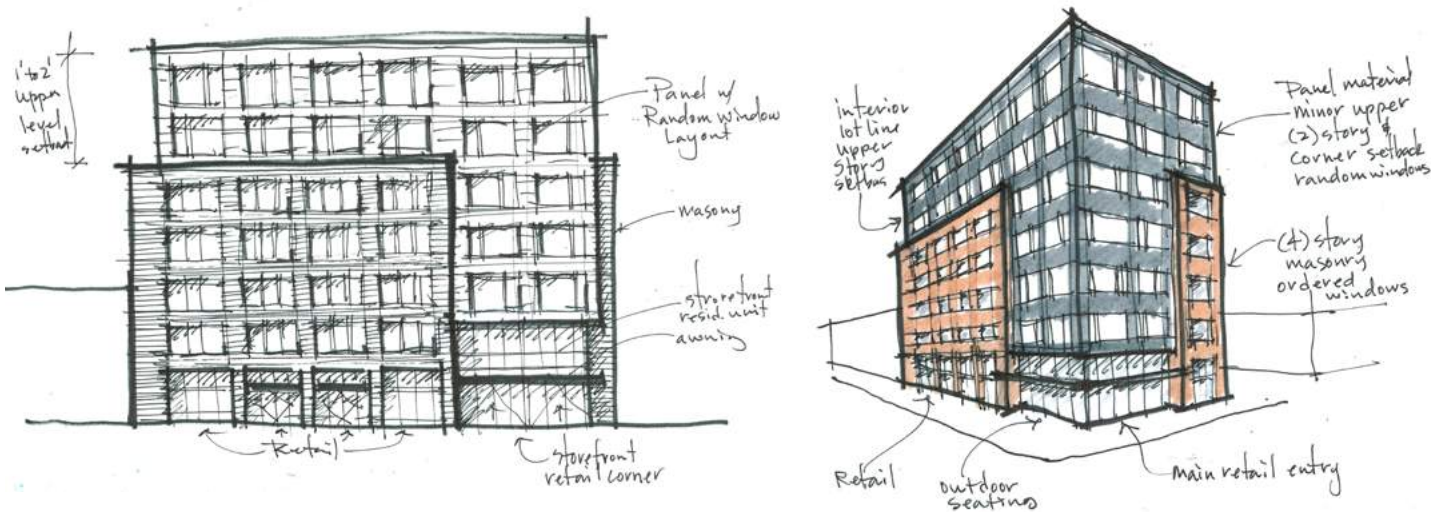
RESIDENTIAL LEVELS 7 (6 SIM)



ROOF PLAN



MASSING STEPS BACK AT CORNER



CONCEPT SKETCHES: FACADE COMPOSITION - 10TH AVENUE ELEVATION & MASSING



MATERIAL MODULATION



STOREFRONT WRAPS THE CORNER



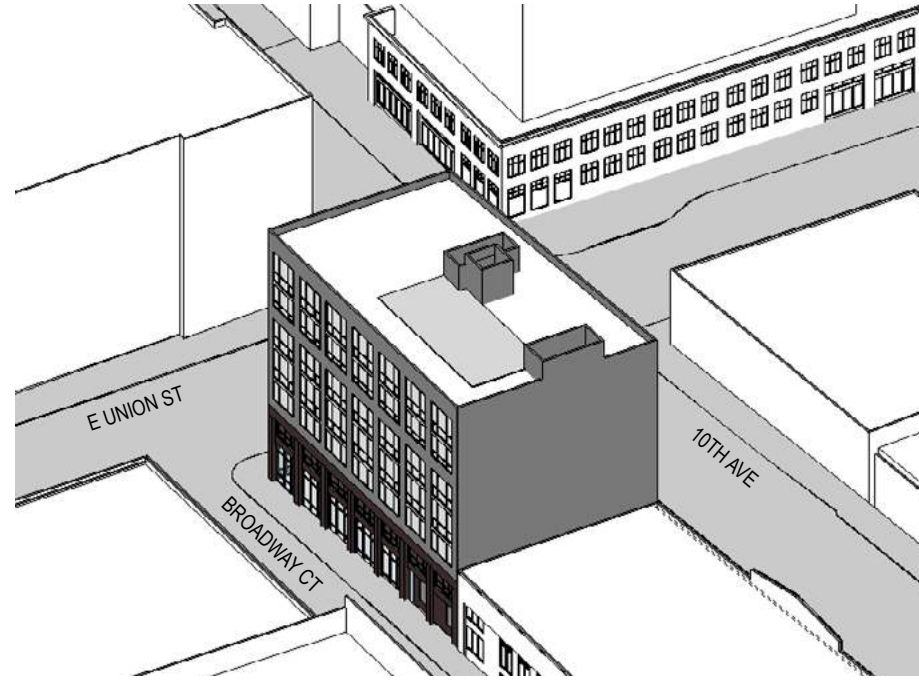
CONCEPT DESIGN DEVELOPMENT - FROM 10TH AVE



CONCEPT DESIGN DEVELOPMENT - FROM CORNER OF E UNION AND BROADWAY CT



VIEW FROM NORTHWEST



VIEW FROM SOUTHWEST

ARCHITECTURAL CONCEPTS: OPTION B

“SEPARATED RETAIL”

CONCEPT FROM URBAN ANALYSIS

- Create multiple retail spaces with through block views
- Maintain a strong base with ordered divisions with “loft” style window divisions at tower.

PROS:

- Residential entry and stair core orientation supports separate and distinct retail opportunities
- Retail space activates connection between Broadway Court and 10th Ave
- Prominent residential entry

CONS:

- Limits retail size flexibility

DEVELOPMENT OBJECTIVES

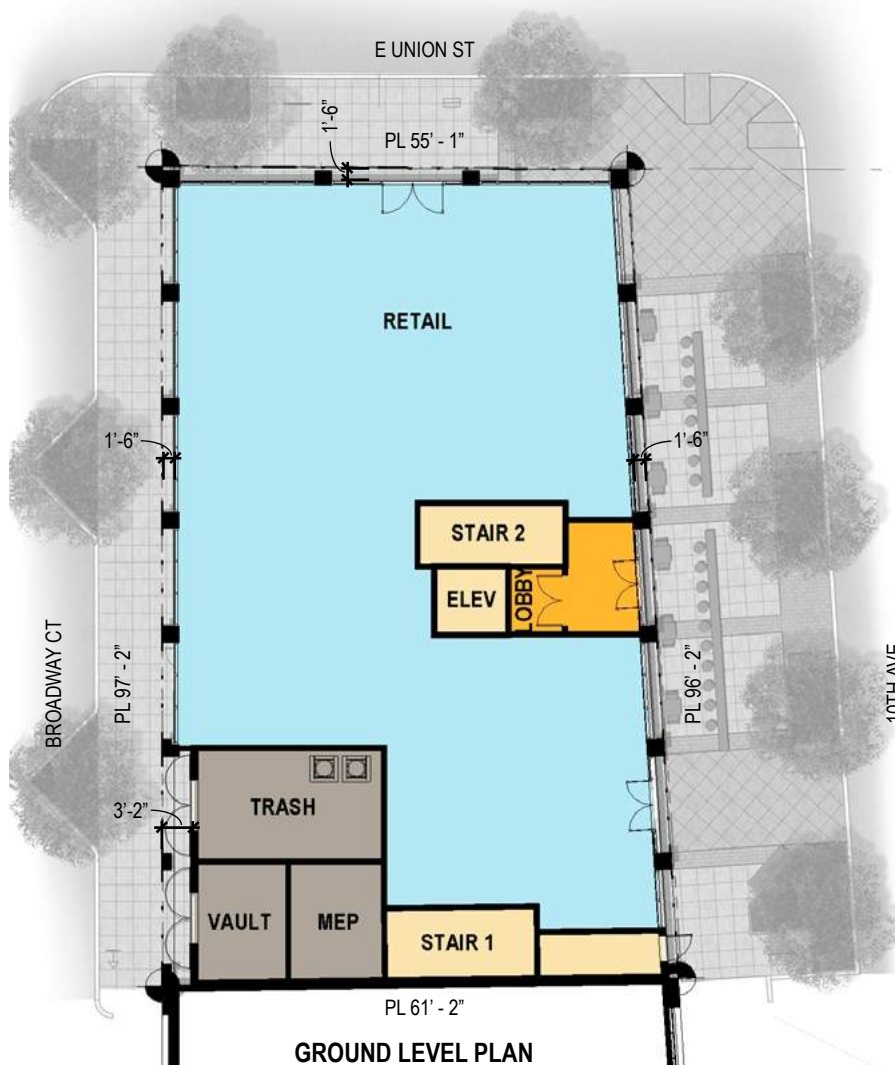
Number of residential units:	59 Units
Retail sales and services:	3,890 sf
Number of parking stalls:	0

POTENTIAL DEPARTURES

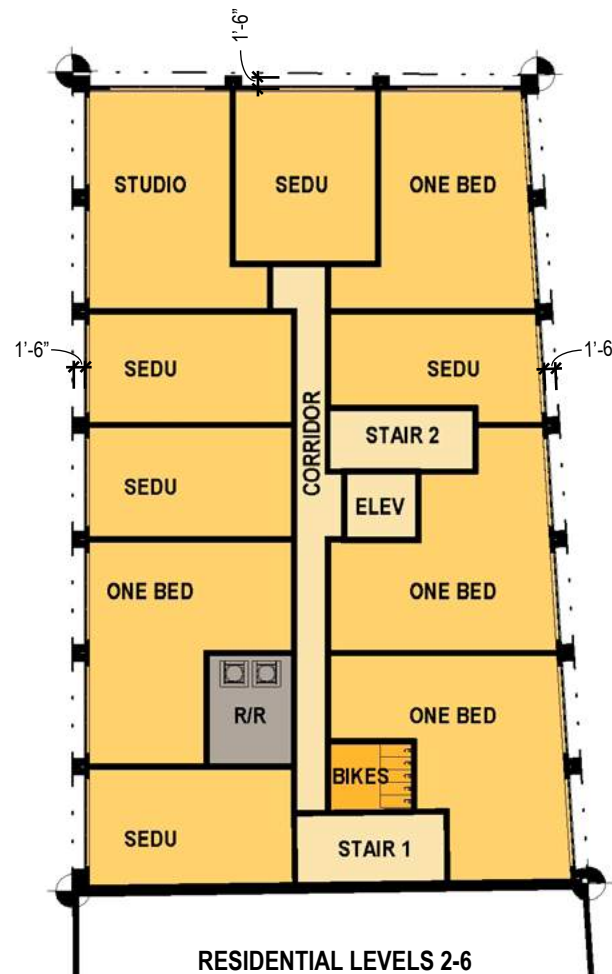
None Requested

LEGEND

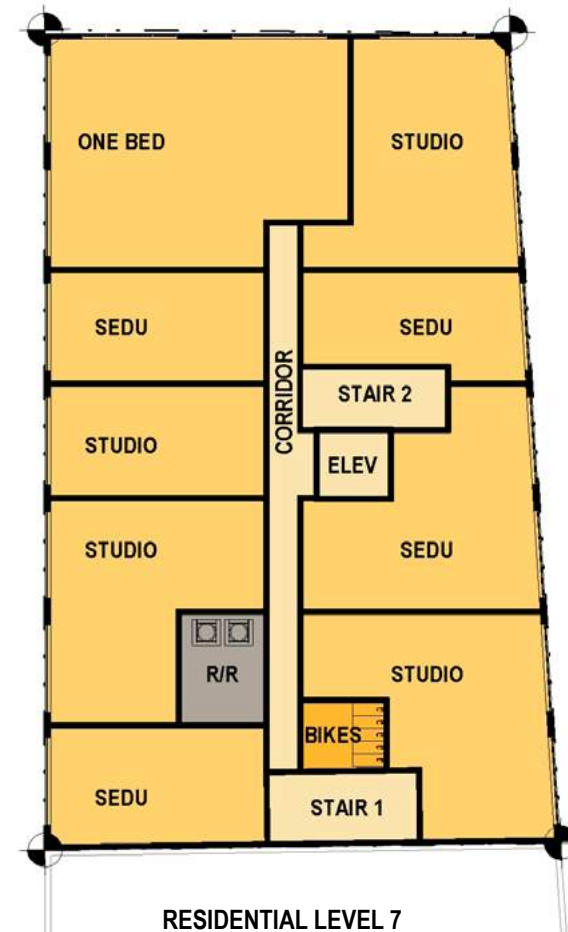
AMENITY	RESIDENTIAL	CIRCULATION	RETAIL	UTILITY
---------	-------------	-------------	--------	---------



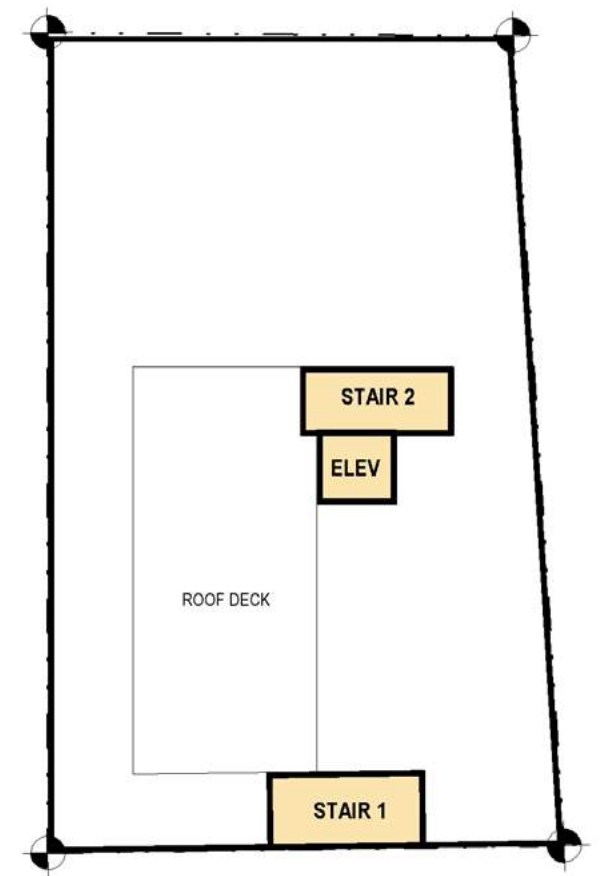
GROUND LEVEL PLAN



RESIDENTIAL LEVELS 2-6



RESIDENTIAL LEVEL 7



ROOF PLAN



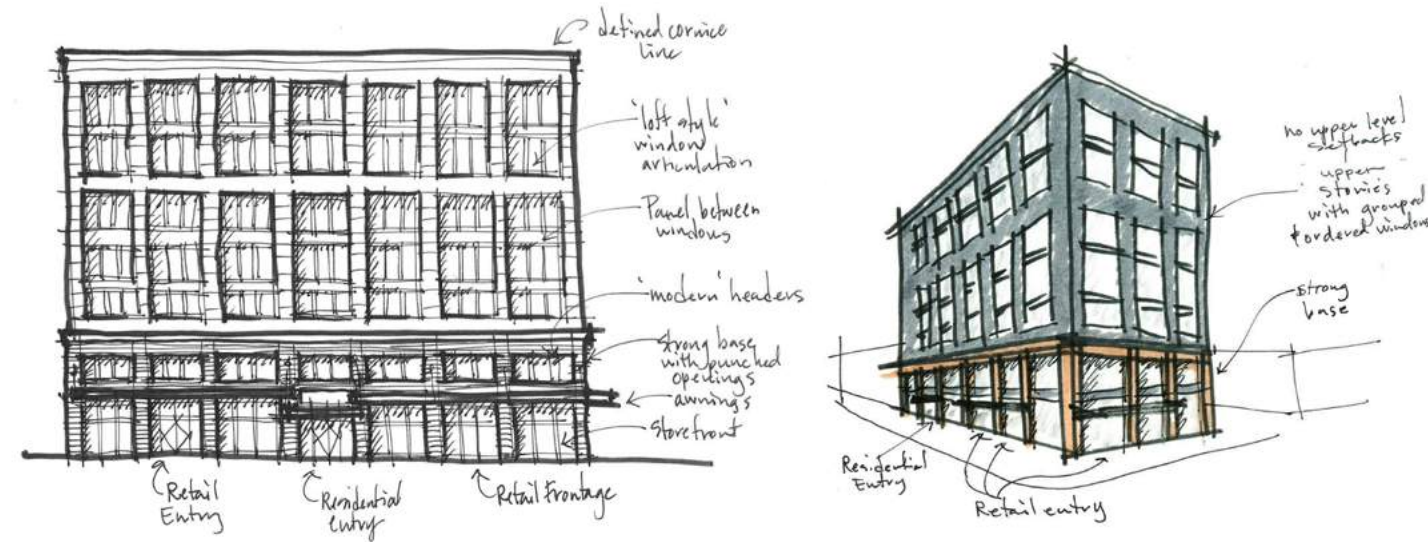
COLONNADE LINES CONTINUE UP THE TOWER



LARGE LOFT WINDOWS



HEAVY BASE WITH PUNCTURED GLAZING



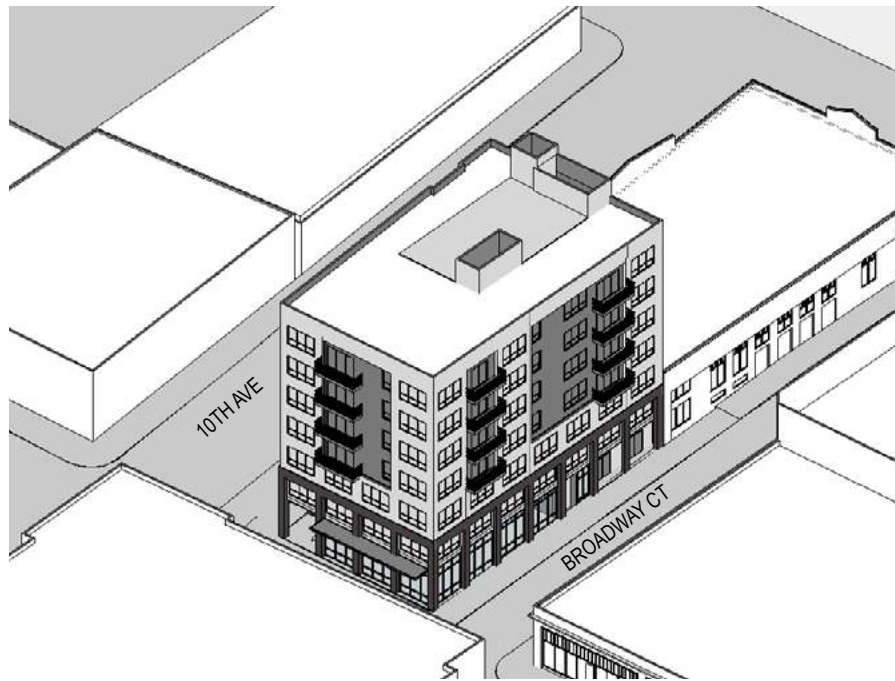
CONCEPT SKETCHES: FACADE COMPOSITION - 10TH AVENUE ELEVATION & MASSING



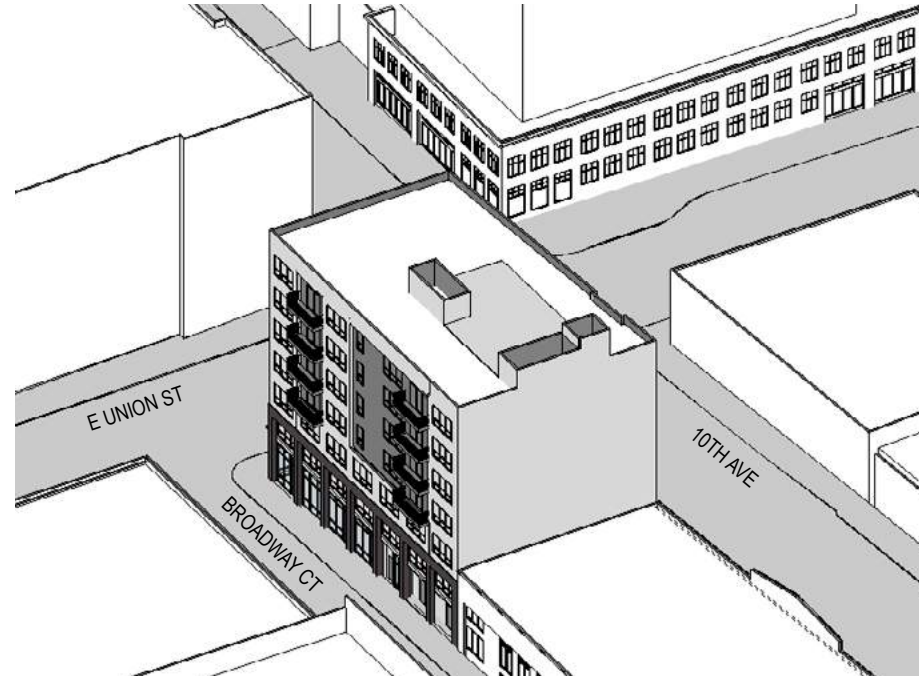
CONCEPT DESIGN DEVELOPMENT - FROM 10TH AVE



CONCEPT DESIGN DEVELOPMENT - FROM CORNER OF E UNION AND BROADWAY CT



VIEW FROM NORTHWEST



VIEW FROM SOUTHWEST

ARCHITECTURAL CONCEPTS: OPTION C

“CONTIGUOUS RETAIL” (PREFERRED)

CONCEPT FROM URBAN ANALYSIS

- Provide a flexible retail space with frontage opportunities to all three streetscapes
- Maintain a strong base with ordered divisions with a strong vertical modulation to reduce massing.

PROS:

- Retail corner entry engages intersection and “greenstreet” development
- Residential entry and stair core orientation supports contiguous retail along all streets
- Circulation cores have minimal impact on street scape

CONS:

- Residential entry sequence is secondary to retail occupying southeast corner

DEVELOPMENT OBJECTIVES

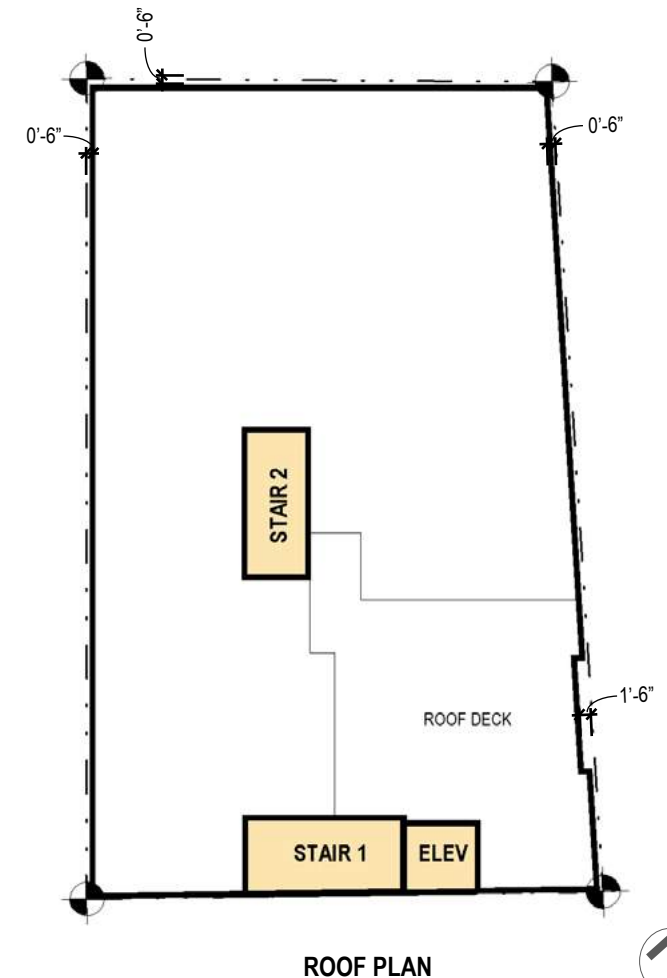
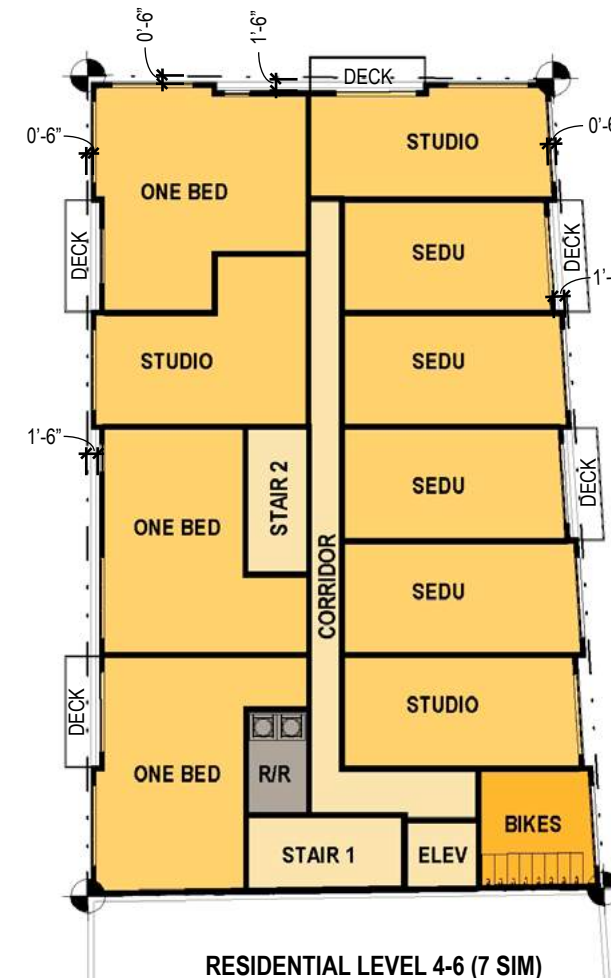
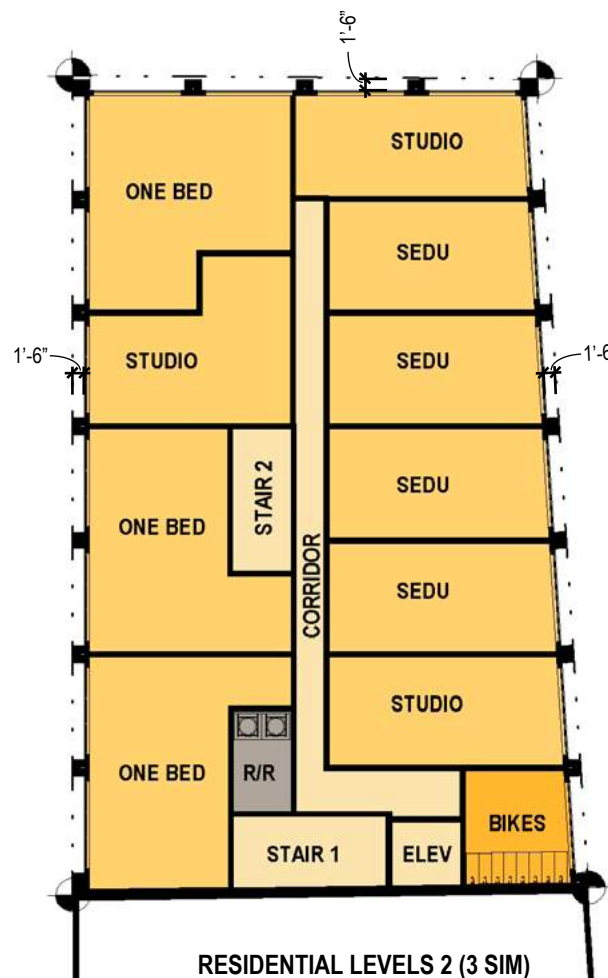
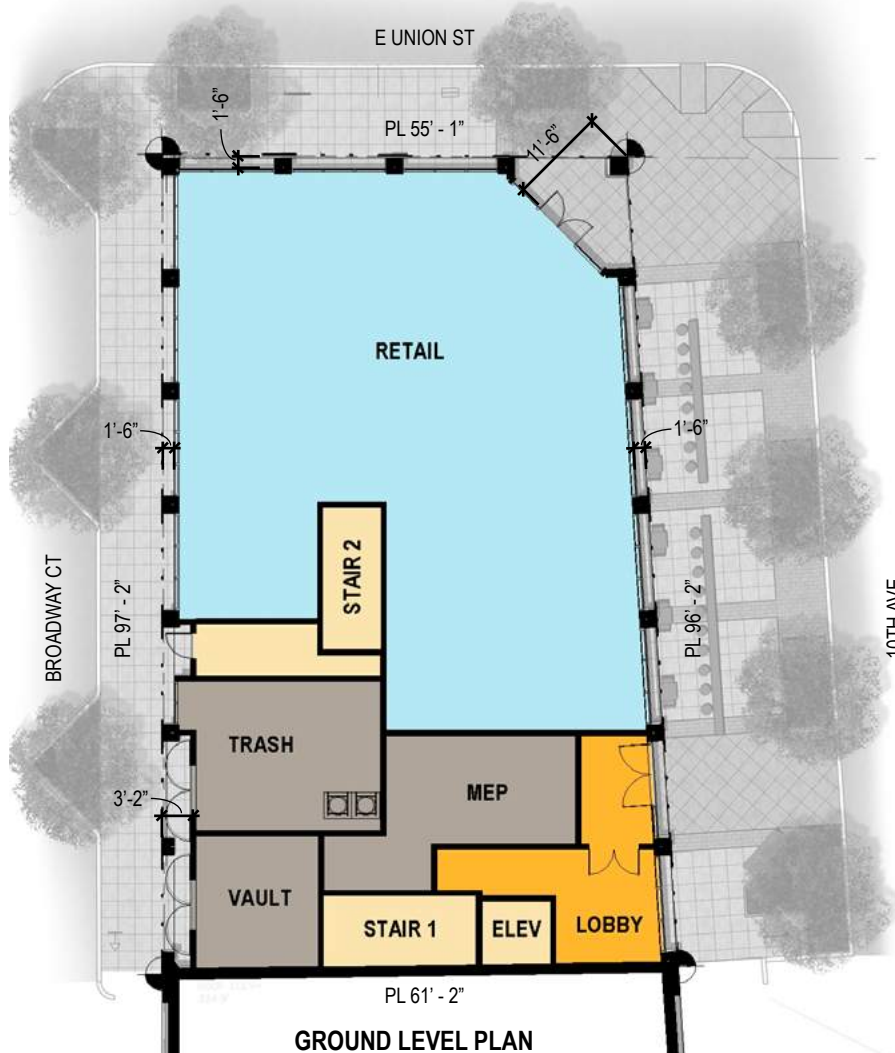
Number of residential units:	59 Units
Retail sales and services:	3,070 sf
Number of parking stalls:	0

POTENTIAL DEPARTURES

- Residential use along 10th Avenue occupies 28.8% of street facade (20% max. allowed per code)

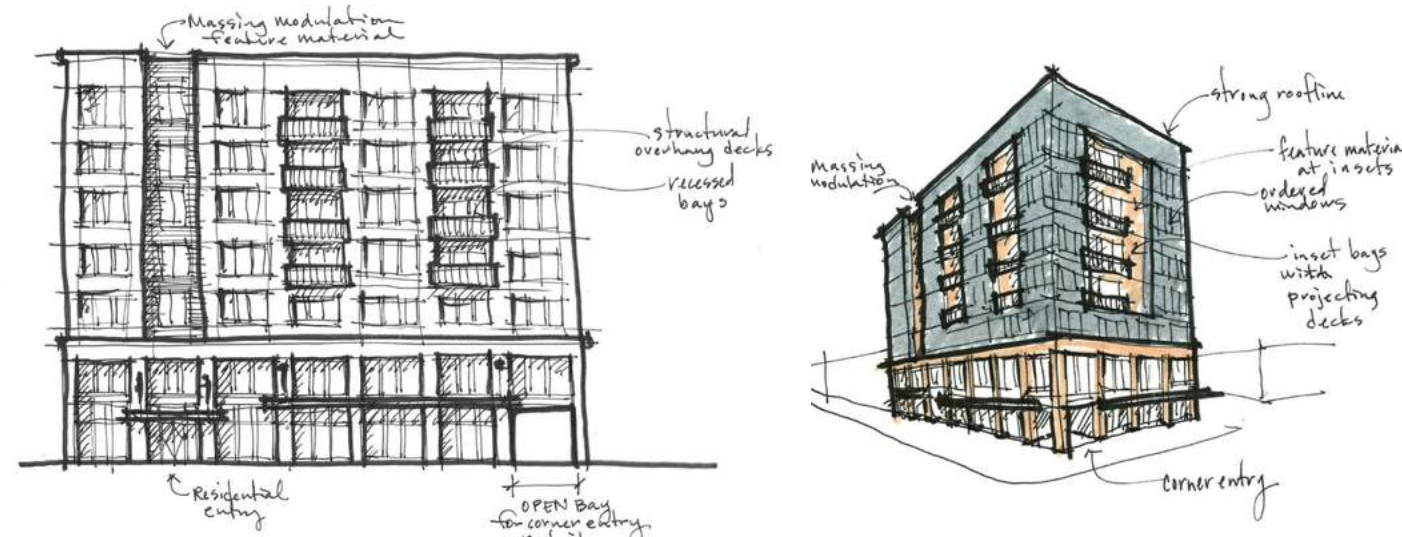
LEGEND

AMENITY	RESIDENTIAL	CIRCULATION	RETAIL	UTILITY
---------	-------------	-------------	--------	---------





MASSING MODULATION



CONCEPT SKETCHES: FACADE COMPOSITION - 10TH AVENUE ELEVATION & MASSING



BOLT ON STEEL DECK AT INSETS



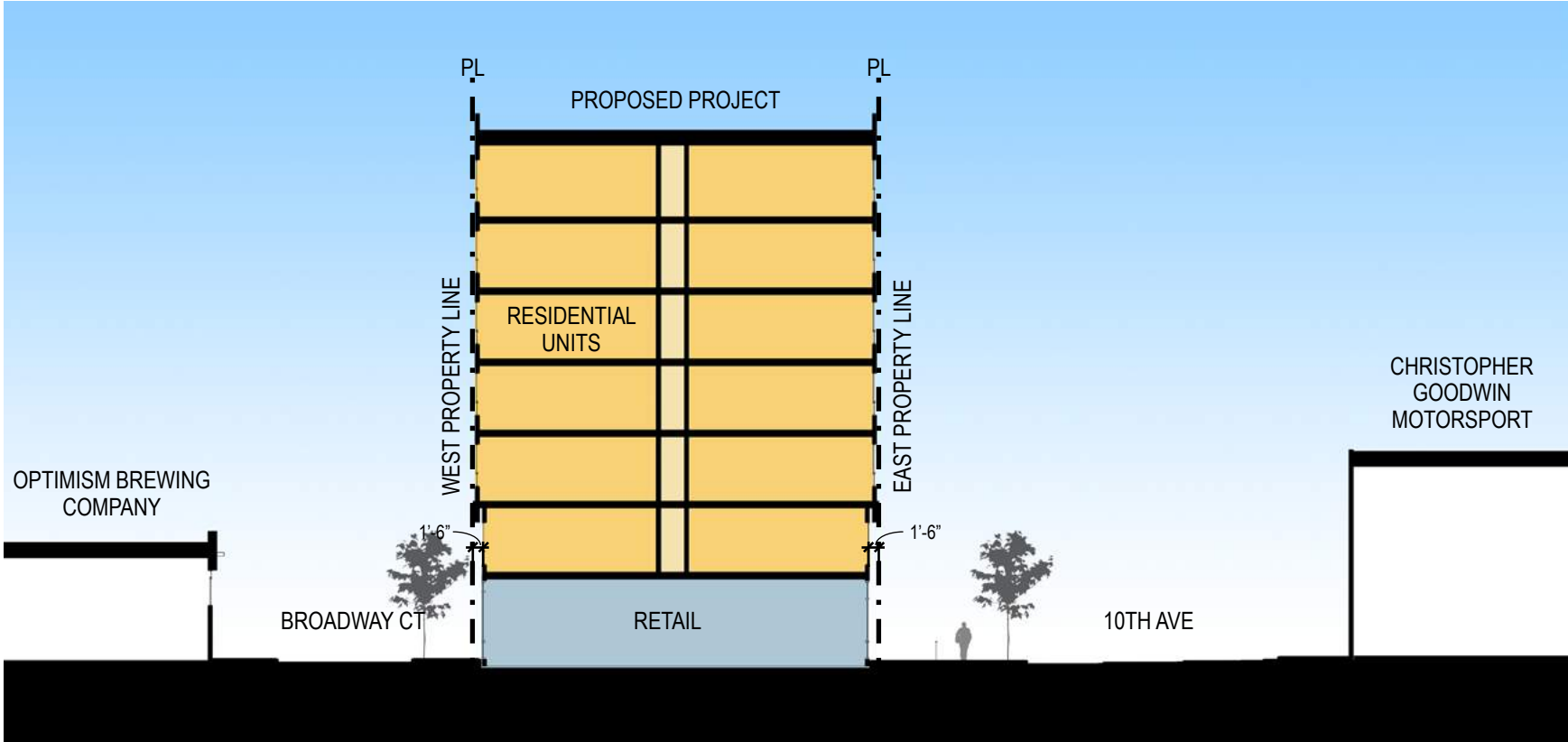
DOUBLE HEIGHT COLONNADE



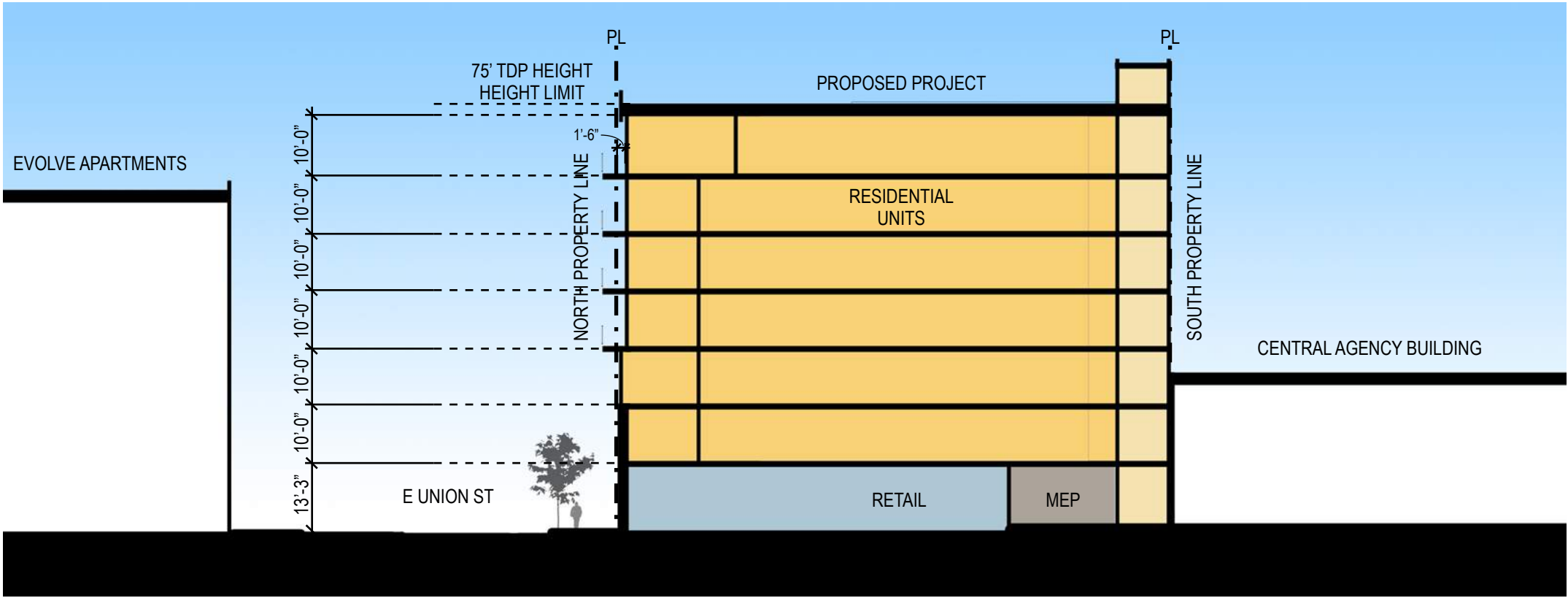
CONCEPT DESIGN DEVELOPMENT - FROM 10TH AVE



CONCEPT DESIGN DEVELOPMENT - FROM CORNER OF E UNION AND BROADWAY CT



EAST/WEST SITE SECTION



NORTH/SOUTH SITE SECTION



Bowhall Red Maple
Union Street



Elizabeth Magnolia
Broadway



Red Rage Tupelo
10th Avenue

REQUIRED STREET TREES



10th Ave. Outdoor Cafe with
Bar Seating



10th Ave. Planters



Bench w/ Optional Center Arm Rest



Bike Rack

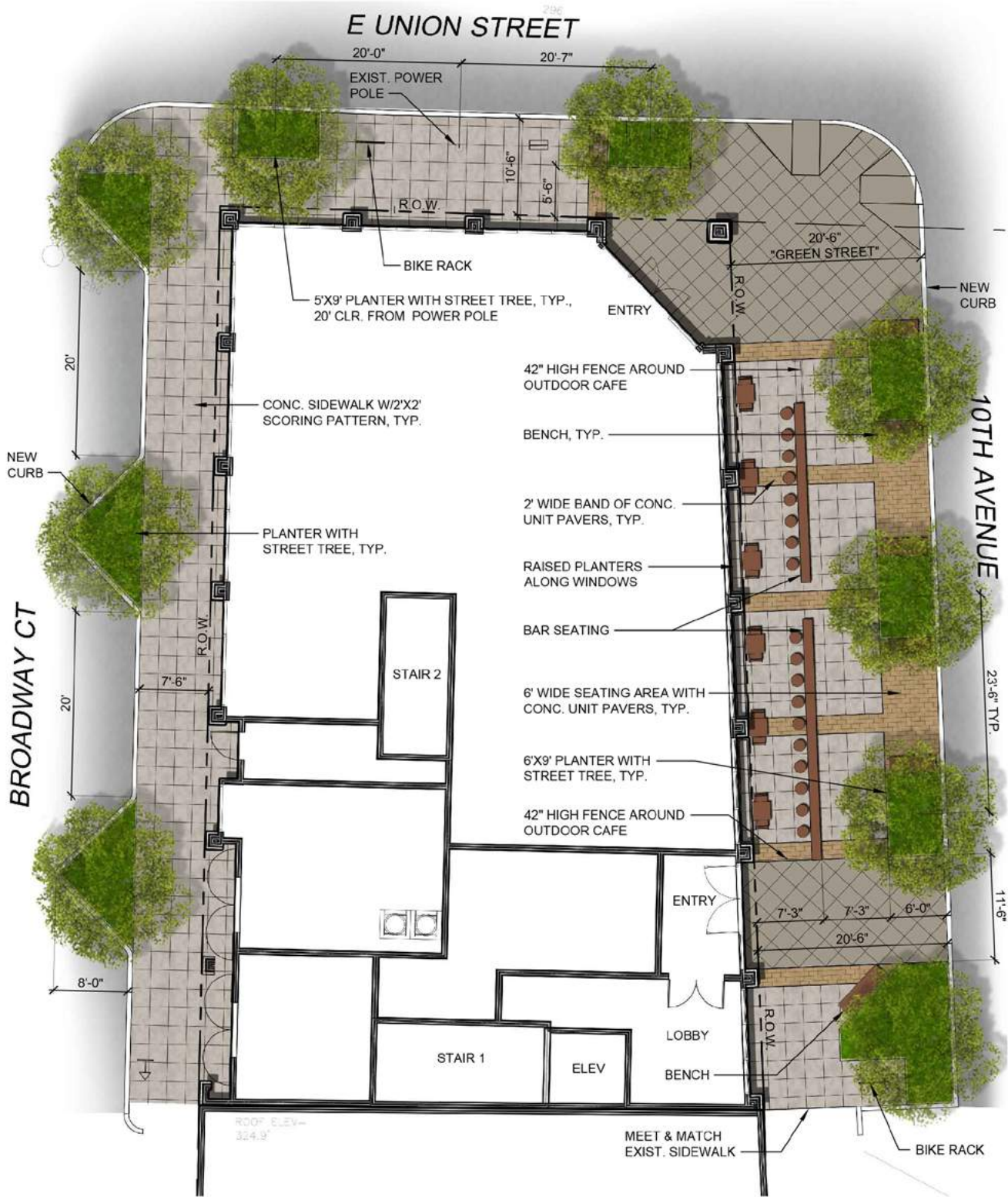


Concrete Unit Pavers

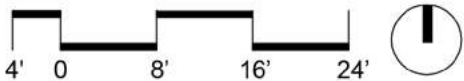
SITE AMENITIES AT STREET LEVEL

PROPOSED PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME
STREET TREES	
ACER RUBRUM 'BOWHALL'	BOWHALL RED MAPLE
MAGNOLIA 'ELIZABETH'	ELIZABETH MAGNOLIA
NYSSA SYLVATICA 'HAYMANRED'	RED RAGE TUPELO
SHRUBS	
ARBUTUS UNEDO 'COMPACTA'	COMPACT STRAWBERRY TREE
BERBERIS SP.	BARBERRY
CISTUS VAR.	ROCKROSE
CORNUS SERICEA 'KELSEYII'	KELSEY DOGWOOD
ESCALLONIA 'COMPACTA'	COMPACT ESCALLONIA
HEBE VAR.	HEBE
ILEX CRENATA VAR.	JAPANESE HOLLY
LAVANDULA SP.	LAVENDER
LONICERA SP.	HONEYSUCKLE
MAHONIA REPENS	CREeping OREGON GRAPE
MYRICA CALIFORNICA	PACIFIC WAX MYRTLE
NANDINA DOMESTICA 'GULF STREAM'	GULF STREAM DWARF HEAVENLY BAMBOO
ROSMARINUS SP.	ROSEMARY
SPIRAEA JAPONICA 'MAGIC CARPET'	MAGIC CARPET SPIREA
GROUNDCOVERS	
AJUGA REPTANS	CARPET BUGLE
CALLUNA VULGARIS VAR.	HEATHER
FRAGARIA CHILOENSIS	BEACH STRAWBERRY
RUBUS PENTALOBUS	CREeping BRAMBLE
VINCA MINOR	PERIWINKLE
LYSIMACHIA NUMMULARIA 'AUREA'	GOLDEN CREeping JENNY
PERENNIALS, FERNS, & GRASSES	
ACORUS GRAMINEUS 'OGON'	GOLDEN VARIEGATED SWEET FLAG
BLECHNUM SPICANT	DEER FERN
CAREX SP.	SEDGE
COREOPSIS VAR.	TICKSEED
GERANIUM MACRORRHIZUM	HARDY GERANIUM
HEUCHERA VAR.	CORAL BELLS
JUNCUS SP.	RUSH
LIRIOPE MUSCARI VAR.	LILYTURF
MISCANTHUS VAR.	MAIDEN GRASS
PANICUM VIRGATUM VAR.	SWITCH GRASS
PENNISETUM VAR.	FOUNTAIN GRASS



LEVEL 1 - SITE LAYOUT PLAN



LANDSCAPE PLAN AND CONCEPT



Firepit at Rooftop

ROOFTOP AMENITIES



Rectangular Planters



Compact Strawberry Tree

LARGE SHRUBS



Pacific Wax Myrtle



Barberry



Compact Escallonia



Dwarf Heavenly Bamboo



Lavender



Heather



Rockrose

SMALL - MEDIUM SHRUBS



Magic Carpet Spirea



Box Honeysuckle



Fountain Grass



Switch Grass



Lilyturf



Periwinkle



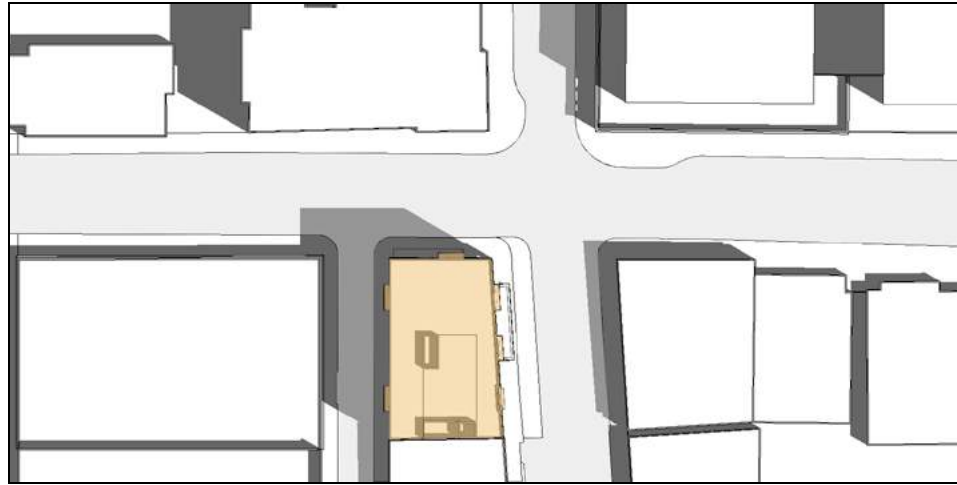
Beach Strawberry

ORNAMENTAL GRASSES and GROUNDCOVERS



ROOFTOP - SITE LAYOUT PLAN





10AM - SUMMER SOLSTICE



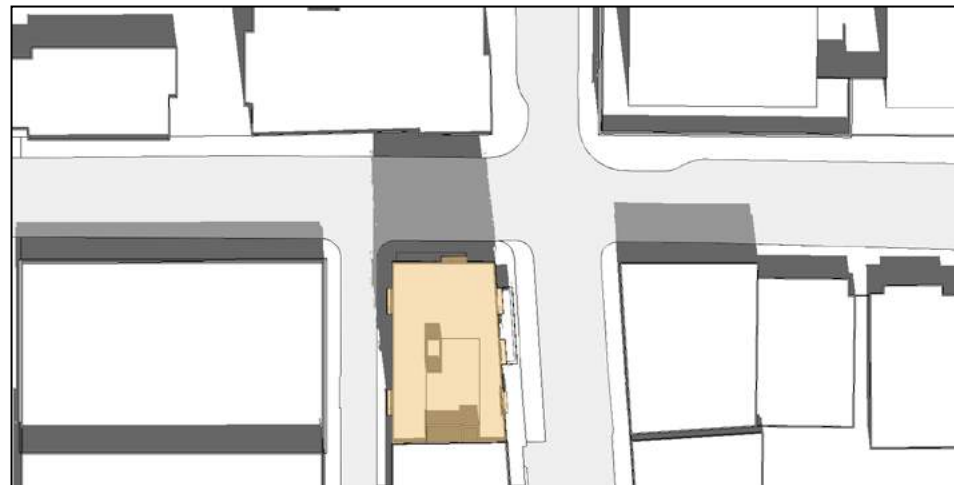
10AM - EQUINOX



10AM - WINTER SOLSTICE



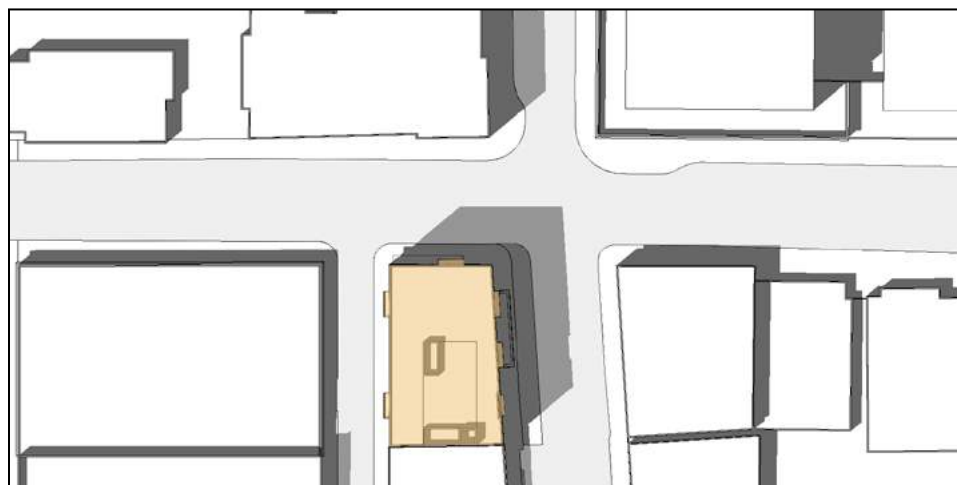
NOON - SUMMER SOLSTICE



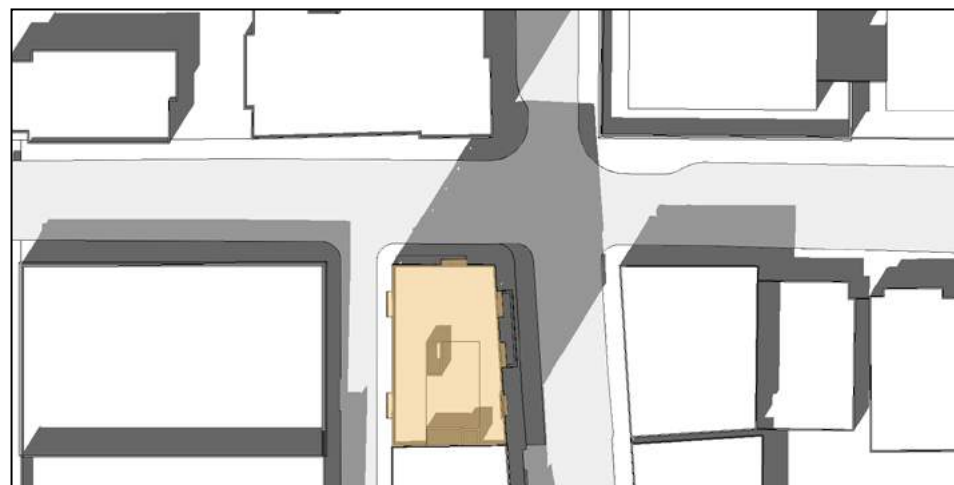
NOON - EQUINOX



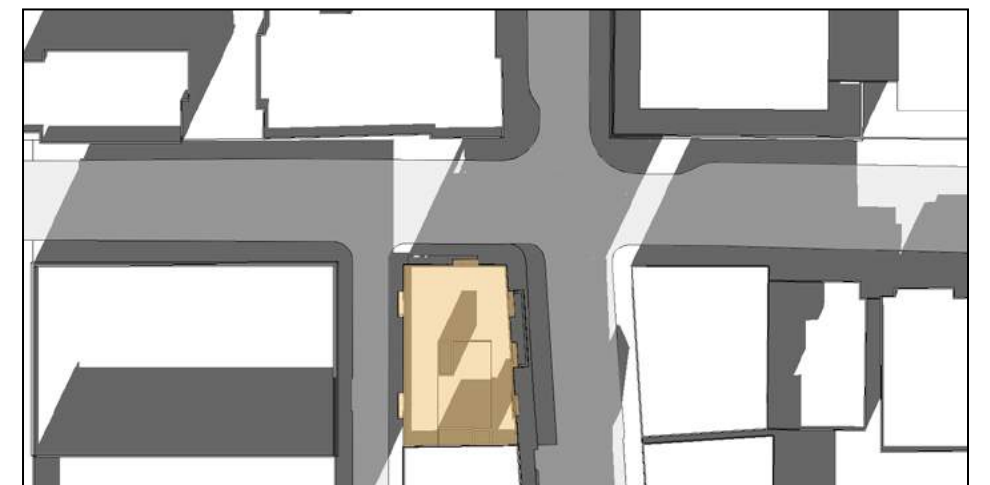
NOON - WINTER SOLSTICE



2PM - SUMMER SOLSTICE



2PM - EQUINOX



2PM - WINTER SOLSTICE